





'Whiteoaks' High Street, Ardingly, RH17 6TG

PLEASE WATCH VIEWING VIDEO

A spacious 4 Double Bedroom, 3 Reception Room, 2 Shower Room detached chalet property + generous 1 Acre Plot situated in the heart of popular Mid-Sussex village

- The property offers highly flexible 2,000 sq ft accommodation + scope for extension / alteration (STPP)
- Central village location walking distance to the Primary School, Ardingly College, Recreation Ground, South of England Showground + Reservoir and countryside
- **Entrance Lobby** + Family **Dining Room** with high vaulted ceiling
- **Kitchen** fitted range of units and appliances + adjoining **Utility Room**
- Triple aspect **Sitting Room** + feature open fire
- Adjoining **Garden Room** / **Play Room** / **Gym**
- **2 Ground Floor Double Bedrooms**
- Re-fitted white **Shower Room**
- **First Floor Landing** + stunning rear views over the gardens - **ideal Sitting / Study Area**
- **2 First Floor Double Bedrooms**
- Separate white **Shower Room**
- **Private Driveway** for several vehicles
- Attached **Double Garage** electric door, power, lighting and rear door
- Mature **Rear Gardens** full width paved patio, rolling lawns, + Swimming Pool
- Beautiful wood block flooring + gas fired central heating + double glazed windows



'Whiteoaks' High Street, Ardingly, RH17 6TG

EPC Rating: E and Council Tax Band: G

LOCATION

The property is situated on the northern end of Ardingly village High Street in the High Weald area of outstanding natural beauty, close to the Gardener's Arms public house and is within walking distance of the village High Street including the general store, Fellows Bakery and further public house. The renowned and picturesque 180 acre Ardingly Reservoir is within 2 miles and offers many water sports activities, pleasant walks around its perimeter.

SCHOOLS

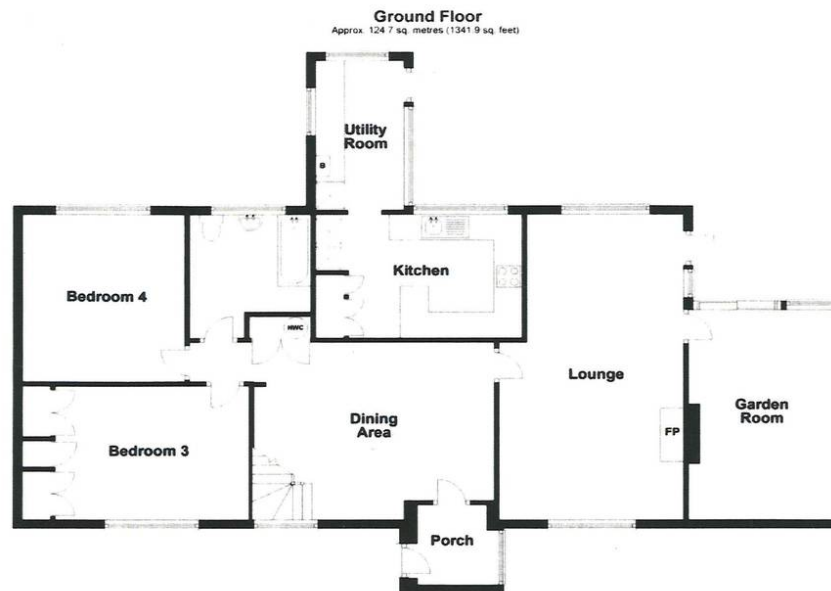
St Peter's CE Primary School (1.2 miles), Oathall Community College in Lindfield (4.2 miles). The local area is also well served by several independent schools including: Great Walstead (4.5 miles) and Ardingly College (1.6 miles).

STATION

Haywards Heath mainline railway station (4.3 miles) provides fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport 15 mins and the South Coast (Brighton 20 mins).

**MANSELL
McTAGGART**
— Trusted since 1947 —





GROUND FLOOR

DINING ROOM: 16'8 x 14'1

KITCHEN: 14'2 x 9'4

UTILITY ROOM: 11'4 x 6'10

LOUNGE: 23'5 x 13'2

GARDEN ROOM: 15'8 x 10'8

BEDROOM 3: 13'5 x 10'4 into wardrobes

BEDROOM 4: 12'10 x 11'0



FIRST FLOOR

BEDROOM 1: 17'3 x 15'10 into wardrobes

BEDROOM 2: 17'9 x 13'3

DOUBLE GARAGE: 23'10 x 17'5

Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

**MANSELL
McTAGGART**
— Trusted since 1947 —

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.