



**MANSELL
McTAGGART**
— Trusted since 1947 —



'Woodlea' Gravelye Lane, Lindfield, West Sussex, RH16 2RY

Guide Price **£585,000 Freehold**



'Woodlea' Gravelly Lane, Lindfield, RH16 2RY

**** AVAILABLE WITH NO CHAIN ****

A charming 3 Bedroom, 2 Reception Room semi-detached family home built in 1938. Updated by the current owners - **EXCELLENT POTENTIAL** for extension (STPP)

- **Entrance Hall** stairs to first floor
- **Sitting Room** with open fire
- Stunning open plan **Kitchen / Dining Room** (2022) with doors to rear garden, fitted with a range of units and appliances, space for table and chairs plus storage housing 'Vaillant' gas boiler
- **First Floor** - side window, loft hatch, high level meters cupboard
- **3 Bedrooms**
- **Family Bathroom** re-fitted (2022) modern Victorian style white suite, enclosed bath with shower unit, low level WC and wash basin
- **40' x 25' Frontage** with lawned garden, thin **Driveway** (room to widen)
- Generous **125' x 26' West facing Rear Garden** gated side access, patio, an excellent array of mature plants, flowers and shrubs. A path leads down to the lawned area of garden with lower apple tree
- Gas central heating to radiators (boiler 2022)
- Mostly timber framed windows
- Popular village location walking distance of the Common, High Street and local Schooling



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EPC Rating: D and Council Tax Band: D

LOCATION

This property is situated in a popular residential location walking distance of the picturesque village High Street with a traditional range of shops, stores, boutiques, churches, pond, common and historical period properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

BY ROAD

Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

SCHOOLS

Lindfield Primary School (0.7 miles), Blackthorns Primary School (1.4 miles) and Oathall Community College Secondary School (1.3 miles). The local area is well served by several independent schools including: Great Walstead (1.1 miles) and Ardingly College (3.3 miles).

STATION

Haywards Heath mainline railway station (1.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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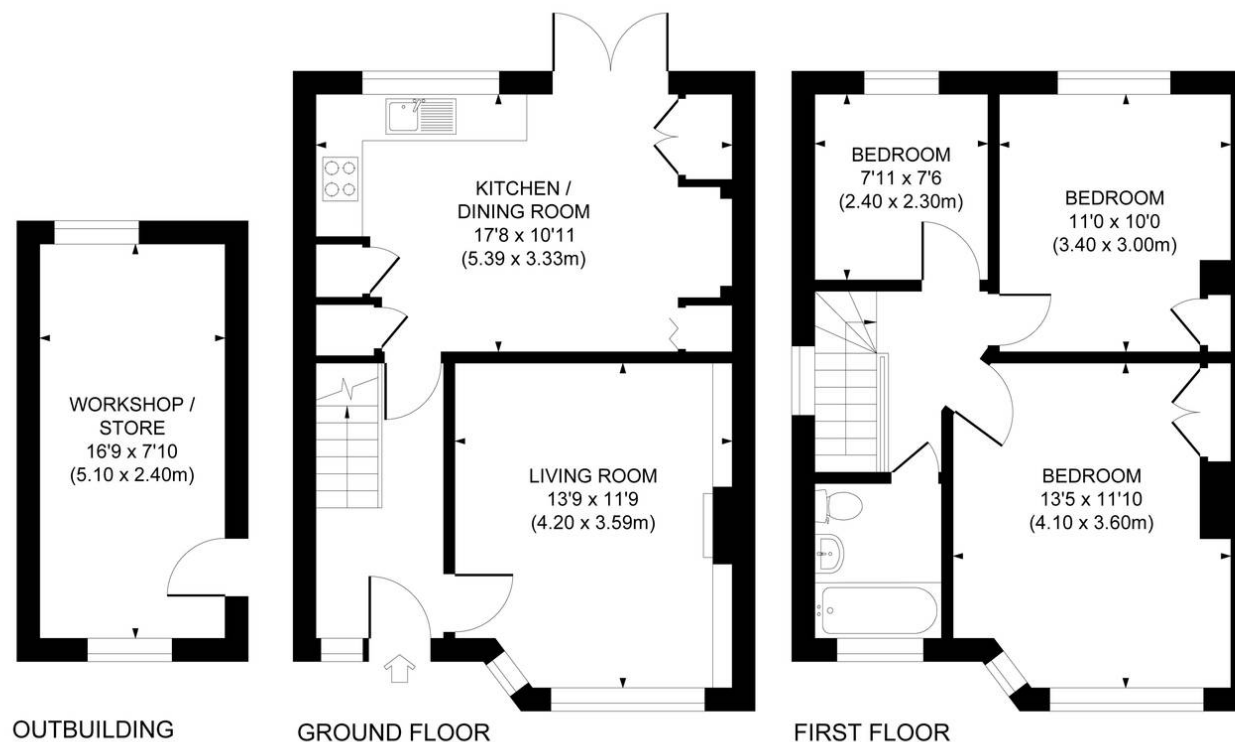


Approximate Gross Internal Area

Main House 856 sq. ft / 79.50 sq. m

Outbuilding 132 sq. ft / 12.30 sq. m

Total 988 sq. ft / 91.80 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Estate Agents

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