

FOR SALE

TRUFFLE HOUSE

A LANDMARK HOME IN THE HEART OF LINDFIELD

HIGH STREET, LINDFIELD, RH16 2HR

MATHEW
GURR

exp[®]



TRUFFLE HOUSE, HIGH STREET, LINDFIELD, RH16 2HR

TOTAL APPROX. FLOOR AREA 1,700 SQ FT

COMBINING
BEAUTIFULLY
RESTORED CHARACTER,
EXCEPTIONAL
ENTERTAINING SPACE
AND ONE OF THE
FINEST POSITIONS ON
LINDFIELD'S HISTORIC
HIGH STREET.



Some homes simply have a feeling about them. The moment you step through the door, you know you have found somewhere special.

DISTANCES

LINDFIELD HIGH STREET: ON
YOUR DOORSTEP

LINDFIELD COMMON: SHORT WALK

HAYWARDS HEATH STATION:

LESS THAN 1.5 MILES

LONDON BRIDGE & VICTORIA:

FROM 46 MINUTES BY RAIL

GATWICK AIRPORT: EASILY
ACCESSIBLE

BRIGHTON: APPROX. 15 MILES

ACCOMMODATION IN BRIEF

- Entrance hall
- Sitting room with bay window & wood-burning stove
- 32ft kitchen / family room
- Handmade Hamilton Stone kitchen
- Four bedrooms
- Two bathrooms (including en suite)
- Detached annexe (The Lodge)
- West aspect terrace & garden
- Two private parking spaces



01

THE HOME

Some homes simply have a feeling about them. The moment you step through the door, you know you have found somewhere special. Combining beautifully restored character, exceptional entertaining space and one of the finest positions on Lindfield's historic High Street, Truffle House is exactly that.

THE POSITION

Occupying one of the finest positions in the village, Truffle House sits proudly on Lindfield's historic High Street, placing everything that makes village life so special quite literally on your doorstep. Independent shops, cafés, restaurants and everyday amenities are all just a short stroll away, making this one of the area's most sought-after locations.

VILLAGE LIVING

Beautifully presented throughout while retaining a wealth of period character, the home has been thoughtfully extended to create an exceptional balance of historic charm and modern family living. The impressive kitchen/family room forms the heart of the home, making it equally suited to everyday life and entertaining.

02

THE GROUND FLOOR

Designed for modern living, while celebrating the character of the original home.

THE SITTING ROOM

To the front of the property, the sitting room provides a more intimate space to relax. The bay window, shutters and wood-burning stove combine to create a room full of warmth and character, perfectly balancing the contemporary feel found elsewhere in the home.

THE KITCHEN & FAMILY ROOM

Extended from its original layout and measuring an impressive 32ft x 15ft, this exceptional space effortlessly accommodates everyday family life, celebrations with friends and long, lazy weekends alike. Designed by Hamilton Stone, the handmade kitchen features bespoke cabinetry, integrated appliances and generous preparation space, forming the true heart of the home.

MADE FOR ENTERTAINING

French doors open directly onto the terrace, whilst the lantern roof and wall-mounted fire add both light and atmosphere, creating a seamless connection between inside and out. The result is a space designed as much for entertaining as it is for everyday living.





03

THE BEDROOMS

The first floor hosts two double bedrooms and two bathrooms. The principal bedroom enjoys views across the High Street and beautifully showcases the character of the home, with exposed timbers contrasting perfectly against the contemporary finish. The rear bedroom benefits from its own en suite, with a separate family bathroom completing the floor.

FLEXIBLE LIVING

The second floor has been cleverly designed to maximise both light and space, providing two further rooms currently arranged as a dressing room and guest bedroom/home office. Their flexible layout allows them to adapt effortlessly to changing needs, whether as additional bedrooms, workspace or hobby rooms.



04

THE GARDEN

Generous outside space in the heart of Lindfield.



OUTDOOR LIVING

For a property positioned in the very heart of Lindfield, the outside space is remarkably generous. A terrace flows naturally from the kitchen/family room, creating the ideal setting for summer entertaining before leading onto an area of lawn surrounded by established planting. Rear access and two private parking spaces further enhance the practicality of this exceptional home.



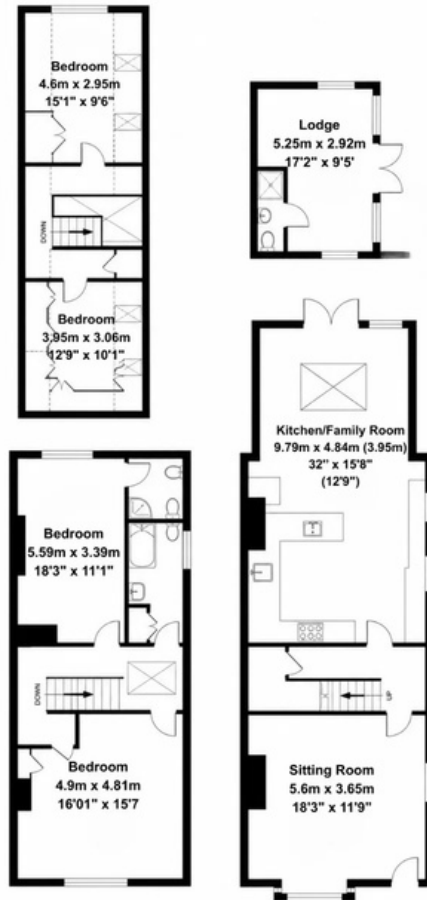
THE LODGE

Beyond the terrace sits The Lodge, a charming detached building positioned out of sight of the house, giving it a genuine sense of independence. Whether used as guest accommodation, a teenager's retreat, a home office, creative studio or potential holiday let, it offers remarkable flexibility to suit changing lifestyles and requirements.

FLOOR PLAN

TRUFFLE HOUSE | TOTAL APPROX. FLOOR AREA 1,700 SQ FT / 157.9 SQ M

101 High Street, Lindfield, RH16 2HR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PROPERTY INFORMATION

PROPERTY

Beautifully restored terraced character home

LOCATION

Prime position on Lindfield High Street

ACCOMMODATION

Approx. 1,700 sq ft
Four bedrooms | Two bathrooms

FEATURES

32ft kitchen/family room
Detached Lodge
West-facing garden
Two private parking spaces

VIEWING

Strictly by appointment with Mathew Gurr

MATHEW GURR **exp**

LOCATION

LINDFIELD, WEST SUSSEX

Occupying one of the finest positions on Lindfield's historic High Street, Truffle House places everything that makes this sought-after village so special quite literally on your doorstep. Independent shops, cafés, restaurants and everyday amenities are all within a short stroll, creating a lifestyle that is both convenient and full of character.

At the heart of the village sits Lindfield Common, where cricket matches unfold throughout the summer and community events have long formed part of village life. Families are well served by highly regarded local schools, while the surrounding countryside offers beautiful walks and open green spaces to enjoy throughout the year.

Haywards Heath station is less than 1.5 miles away, providing direct services to London Bridge and Victoria from around 46 minutes, while Brighton is approximately 15 miles away. Wakehurst, Nymans and Sheffield Park are all within easy reach, with Gatwick Airport and the A23/M23 also conveniently accessible.

ARRANGE YOUR VIEWING



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