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**5 Town Wood Close, Lindfield, West Sussex, RH16 2GQ**

Offers In Excess Of **£925,000 Freehold**

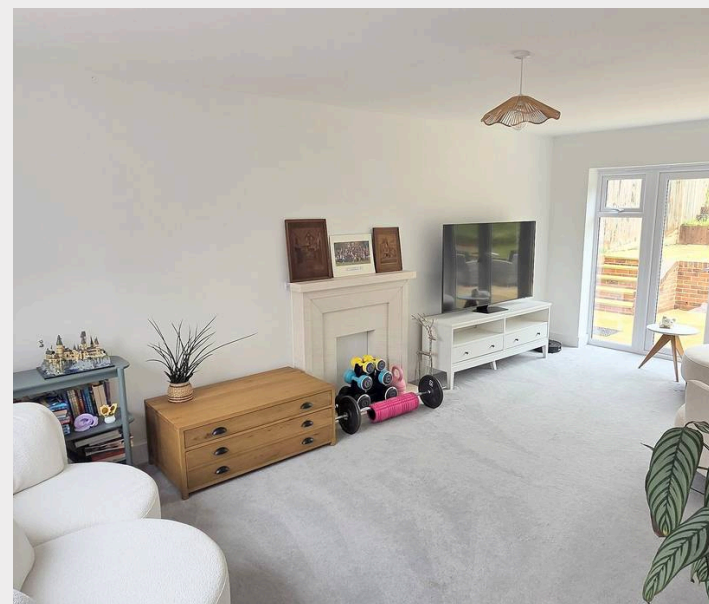


## 5 Town Wood Close, Lindfield, West Sussex, RH16 2GQ

**\*\* PLEASE WATCH VIEWING VIDEO \*\***

**A superb 4 Double Bedroom detached family home with 2 Receptions and 3 Bath/Showers. This well appointed village home is located within 'The Beeches' development built by Croudace Homes in 2021-23**

- This handsome part-weatherboarded village home extends to over 2,000 sq ft (includes garage)
- **Reception Hall** storage and stairs to first floor
- Ground floor **Cloakroom/WC**
- **Utility Room** fitted units, space and plumbing for domestic appliances + cupboard housing 'Logic' gas boiler
- Open plan **Kitchen / Dining Room** fitted with gloss finish Paula Rosa Manhattan units, quartz surfaces, breakfast bar and fitted appliances
- Double aspect **Sitting Room** with doors onto the rear garden
- **First Floor** landing, airing cupboard + loft hatch
- **4 Double Bedrooms**
- **2 En-Suite Shower Rooms**
- Separate modern **Family Bathroom**
- Block paved **Private Driveway** for several vehicles
- **Double Garage** electric up and over door
- An improved **43' x 50' Rear Garden** enlarged paved patio, brick retaining wall, raised seating area plus timber fencing
- Gas central heating to radiators + double glazed windows



# 5 Town Wood Close, Lindfield, West Sussex, RH16 2GQ

**EPC Rating: B and Council Tax Band: G**

## LOCATION

The property is situated in one of Lindfield's new developments opposite Haywards Heath Golf Club off High Beech Lane, approx half a mile from the High Street, Common and landmark Pond (There is a pedestrian footpath into Portsmouth Wood allowing swifter access to the High Street). The village offers extensive shops, stores, cafes and restaurants in the picturesque High Street. Extensive countryside is close by.

**SCHOOLS** - Lindfield village benefits from two excellent Primary Schools (Lindfield and Blackthorns both 1.2 miles) plus Oathall Community College Secondary School (1.3 miles). The local area is well served by some excellent Independent Schools including: Great Walstead (2.5 miles), Burgess Hill Girls (5.5 miles), Cumnor House (6.3 miles) and Ardingly College 1.8 miles).

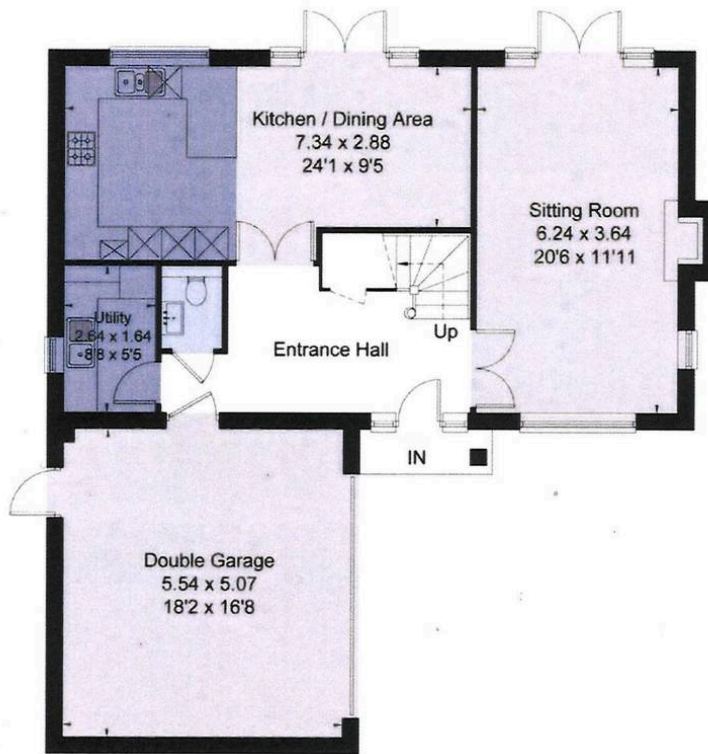
**STATION** - Haywards Heath mainline railway station is within walking distance (1.2 miles) and offers frequent services to London (Victoria / Bridge both approximately 47 minutes), Gatwick Airport and the South coast at Brighton. Access to the M23 is 15 minutes by car.

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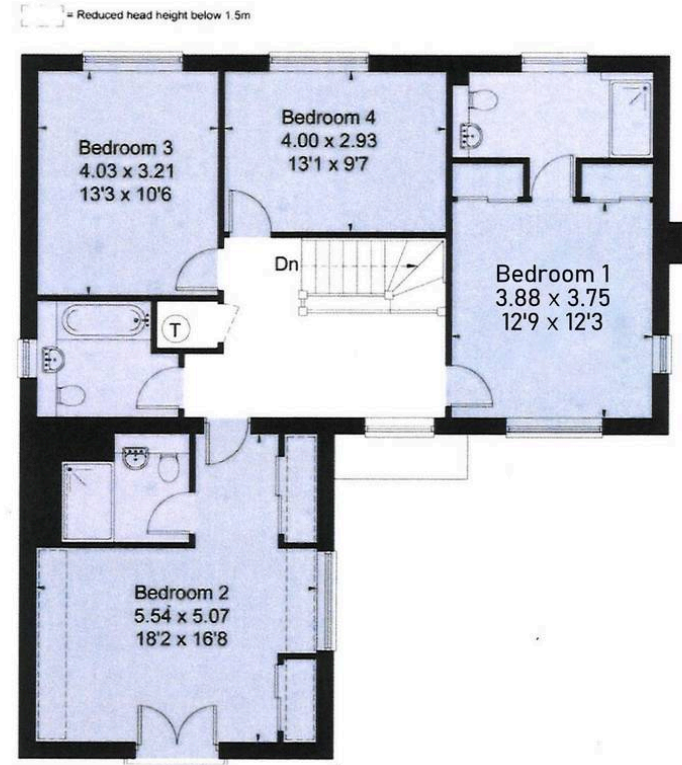


Approximate Floor Area = 166.9 sq m / 1796 sq ft  
Garage = 28.0 sq m / 301 sq ft  
Total = 194.9 sq m / 2097 sq ft

**FLOORPLAN IS HANDED**



Ground Floor



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 316372

## Mansell McTaggart Estate Agents

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