



**MANSELL
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'Acorns' 7 Oaklands, Ardingly, West Sussex, RH17 6UE

Guide Price **£625,000 – £640,000 Freehold**



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A well presented 4 Bedroom, 2 Bath/Shower Room 1930s semi-detached village family home. The accommodation now provides 1,772 sq ft spanning 3 floors + generous 75' x 35' East Facing Rear Garden

- **Reception Hall** stairs to first floor + storage
- **Kitchen / Breakfast Room** fitted range of units, space for range cooker, table / chairs and appliances
- **Utility Room** space and plumbing for domestic appliances
- **Cloakroom/WC** fitted white suite
- Impressive **Reception Room** ample space for **Sitting / Dining / Family Areas** + Skylight and folding doors to garden
- **First Floor** - galleried landing
- **3 good sized Bedrooms**
- **Family Bathroom** fitted white suite
- **Second Floor** - **Principle Suite** plenty of character, vaulted ceiling, exposed oak and skylights + distant views to the South Downs + **En-Suite Shower Room**
- **Private Driveway** for several vehicles
- Detached 24' tandem **Garage**
- **75' x 35' Rear Garden** level, family friendly, patio adjoining the house, shaped lawn, variety of trees, bushes, plants and shrubs + Summerhouse
- Gas fired central heating + uPVC double glazed windows



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EPC Rating: D and Council Tax Band: E

LOCATION

Oaklands is within a short walk of the village High Street with its variety of local shops and stores, including Fellows Bakery and public houses. The picturesque 180 acre Ardingly Reservoir is only 1.2 miles and offers many water sports activities in addition to pleasant walks. Ardingly is located in the High Weald area of outstanding natural beauty.

BY ROAD

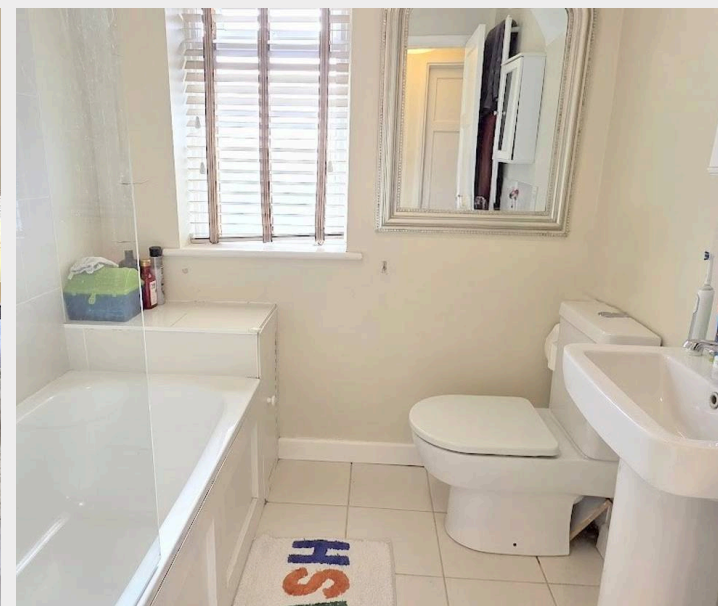
Easy access can be gained to the nearby towns of East Grinstead and Crawley via the B2028 or Junction 10a onto the A/M23.

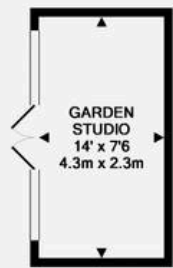
SCHOOLS

St Peter's CE Primary School, Ardingly (0.2 miles). Oathall Community College Secondary school (3.6 miles). The local area is well served by several independent schools including: Great Walstead (3.9 miles) and Ardingly College (0.9 miles).

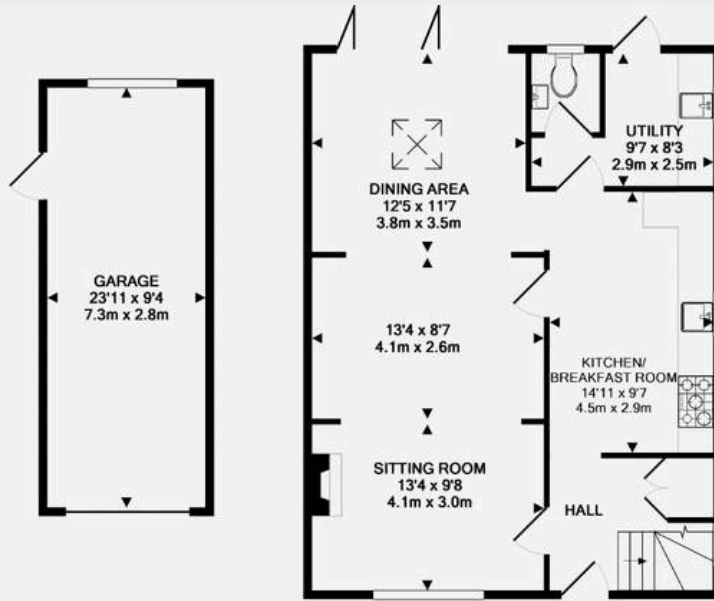
STATION

Haywards Heath mainline railway station (3.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

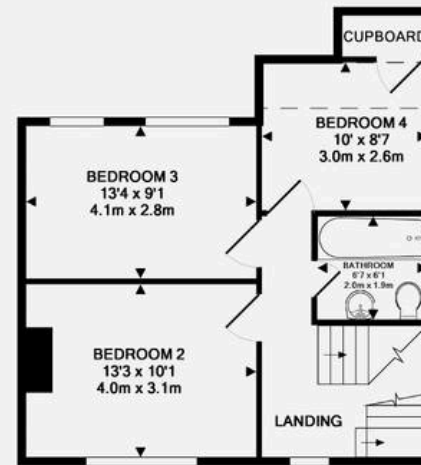




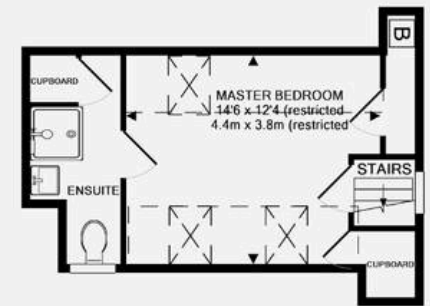
OUTSIDE
APPROX. FLOOR
AREA 328 SQ.FT.
(30.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 698 SQ.FT.
(64.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 270 SQ.FT.
(25.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1772 SQ.FT. (164.6 SQ.M.)
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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