





'Sanderlings' 37 High Beech Lane, Lindfield, RH16 1SQ

PLEASE WATCH VIEWING VIDEO

A superb modern detached village home with highly flexible accommodation over 4 floors providing 5/6 Bedrooms, 5 Bath/Shower Rooms and 3 Reception Rooms. Built in 2015 to an exceptional standard (2,846 sq ft total)

- **Ground** - Reception Hall door into Double Garage, Drawing Room front window + Utility/Shower + separate Cloakroom/WC (Potential to create a ground floor Annexe)
- **First** beautiful double aspect Sitting Room feature inset fireplace. Bespoke reading nook adding character to the room, fitted shelving
- Stunning Kitchen / Dining Room handmade John Hollis kitchen, generous island, Silestone worktops + appliances
- **Second Floor** - 4 Bedrooms, 2 En-Suites
- Contemporary Family Bathroom
- **Top Floor** - Principle Bedroom built-in wardrobes and Air Con
- En-Suite Shower Room
- Bedroom 6 wonderful Home Office with Air Con
- Generous Driveway Parking / Security Gates / Double Garage
- The West Facing Gardens have been fully landscaped with lawns and patios ideal for entertaining, al-fresco dining plus retaining walls and planted beds
- A high quality bespoke build, triple glazing, PV solar panels and underfloor heating throughout



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EPC Rating: B and Council Tax Band: G

LOCATION - High Beech Lane is on the north eastern edge of Lindfield and is within a short walk of the Witch Inn, Haywards Heath Golf Club and glorious open countryside. The picturesque village High Street with its churches, pubs, boutiques, shops, pond and common is a 15 minute walk.

Haywards Heath town centre is nearby with extensive shops, restaurants, cafes, bars and leisure centre. Nearby beauty spots include both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest and South Downs National Park.

SCHOOLS - The village has two excellent local primary schools and is the home of Oathall Community College secondary school with its farm. There are numerous excellent independent schools within the district including Ardingly, Worth, Great Walstead, Cumnor House, Burgess Hill Girls.

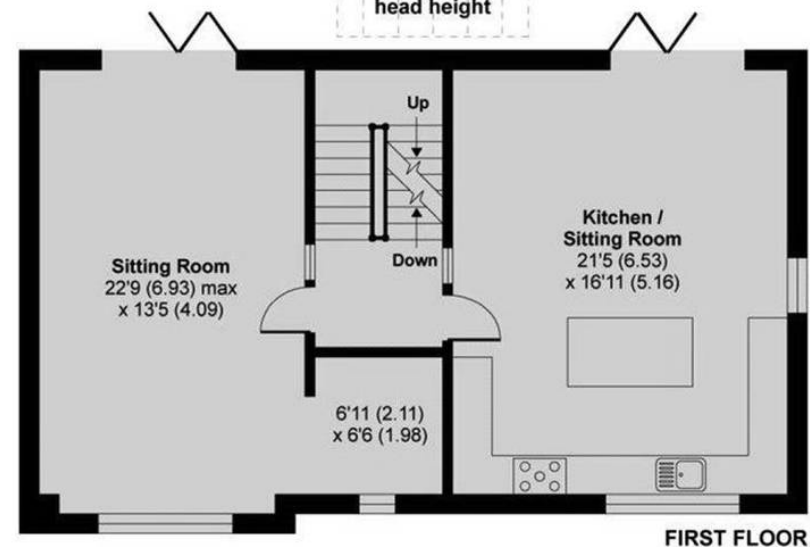
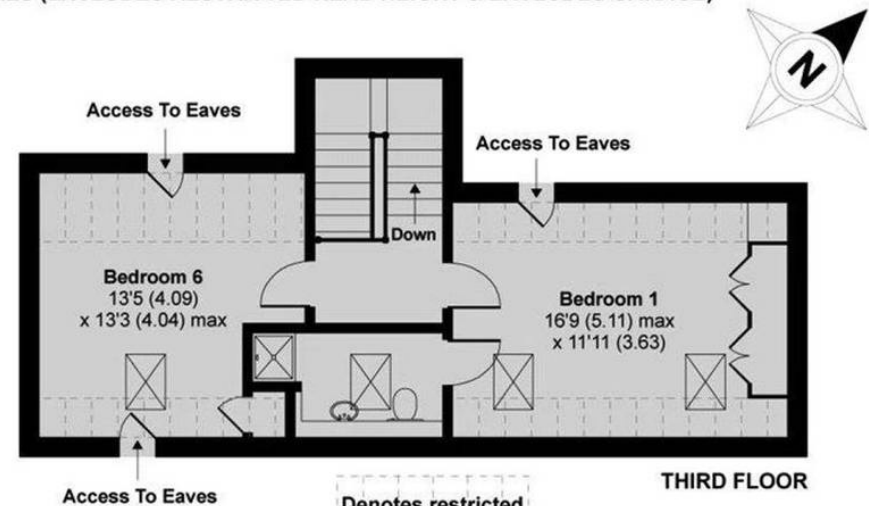
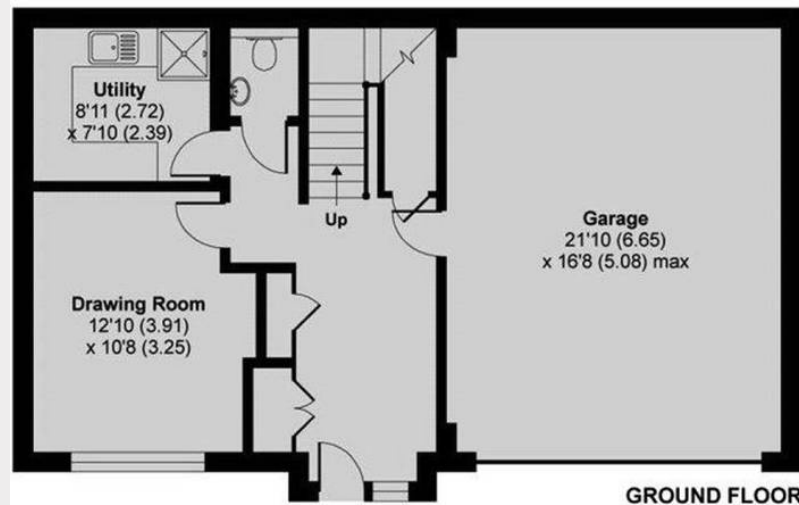
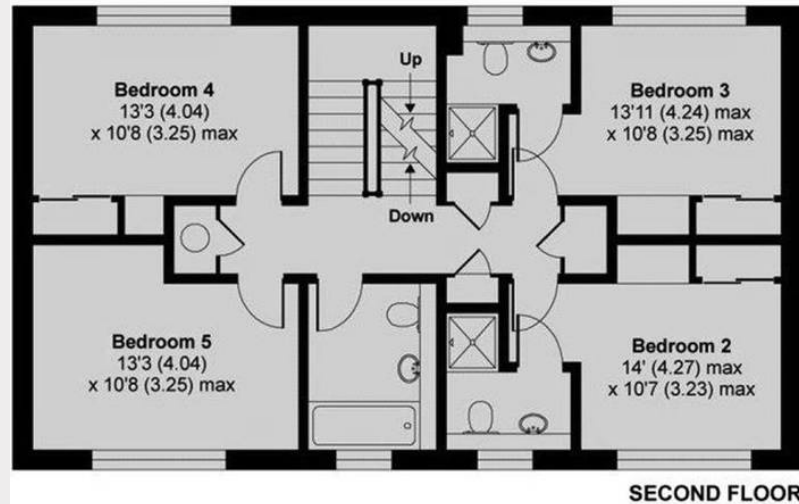
STATION - Haywards Heath Railway station is 1.3 miles distant and provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport 15 mins and Brighton 20 mins.

BY CAR - Access to the surrounding areas can be gained via the B2028, A272 and A/M23 The latter lying about 6 miles to the west at Warninglid or 8 miles to the north at Maidenbower (Jct 10A).

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APPROX. GROSS INTERNAL FLOOR AREA 2482 SQ FT 230.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & EXCLUDES GARAGE)



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