

MANSELL McTAGGART
Trusted since 1947

1 Ibis Close, Ardingly, West Sussex, RH17 6ED

Guide Price £875,000 Freehold







1 Ibis Close, Ardingly, West Sussex, RH17 6ED

PLEASE WATCH VIEWING VIDEO

An immaculate 4 Bedroom detached village home built by Millwood Designer Homes in 2016 to 'The Lenham' design.

4 Receptions, 3 Bath / Showers, Driveway, Double Garage (EV charging point) + NO CHAIN

- **Reception Hall** stairs to first floor, shoe storage + storage cupboard
- Ground floor **Cloakroom/WC** fitted white suite
- Superb open plan fitted **Kitchen / Breakfast Room** fitted in modern light grey gloss units, quartz work surfaces, integrated appliances, island unit, 5-ring induction hob, space for dining table and bi-fold doors
- **Utility Room** worksurface, sink unit, cupboards, plumbing for washing machine / dryer
- Double aspect **Living Room** brick fireplace, cast iron wood burning stove, Oak bressumer beam and doors to garden
- **Dining Room / 2nd Sitting Room** bay to side and front window
- **Home Office** side window
- **First Floor** - galleried landing + front windows
- **4 Bedrooms** plus **2 En-Suites**
- **Family Bathroom** white suite, bath, shower unit / screen, wash basin and low level WC
- 55′ x 52′ Private and enclosed **East Facing Rear Garden** paved terrace adjoins the house, lawn, flower and shrub borders, timber fenced / brick wall boundaries, shed and water tap

1 Ibis Close, Ardingly, West Sussex, RH17 6ED

EPC Rating: B and Council Tax Band: F

- **Services:** Mains electricity, gas and pumped foul water drainage.
  Estate Charge: £68.63 pcm (Duke Estate Management Team. **Tel**: 01825 764864. **Email**: help@dukemanagement.co.uk or 94B High Street, Uckfield, East Sussex, TN22 1PU

LOCATION - The property is situated off College Road, just a few minutes walk from the High Street with its local shops including Fellows Bakery and public houses. The picturesque 180 acre Ardingly Reservoir is also within walking distance and offers many water sports activities in addition to walks around its peninsula. Ardingly is located in the High Weald area of outstanding natural beauty.

BY ROAD - 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 (0.8 miles). Oathall Community College Secondary (3.2 miles). The local area is well served by several **Independent Schools** including: Great Walstead (3.8 miles), Ardingly College (0.4 miles)

STATION - Haywards Heath mainline railway station (3.2 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

MANSELL McTAGGART
Trusted since 1947









Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

MANSELL McTAGGART
Trusted since 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.