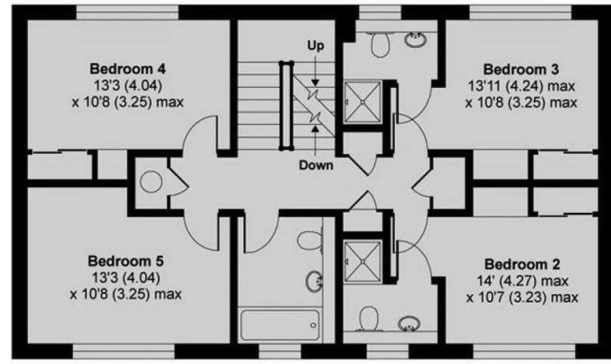
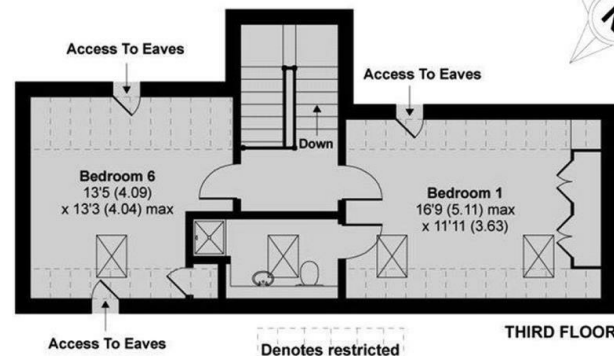


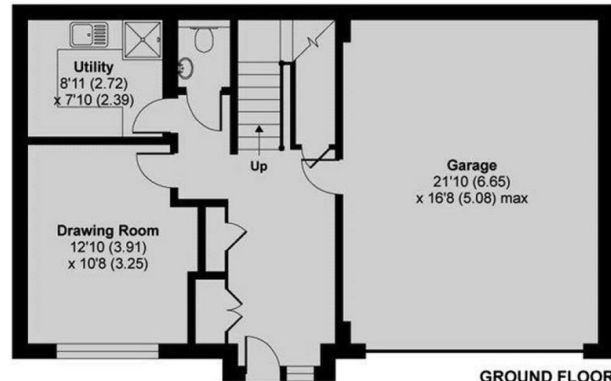
APPROX. GROSS INTERNAL FLOOR AREA 2482 SQ FT 230.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & EXCLUDES GARAGE)



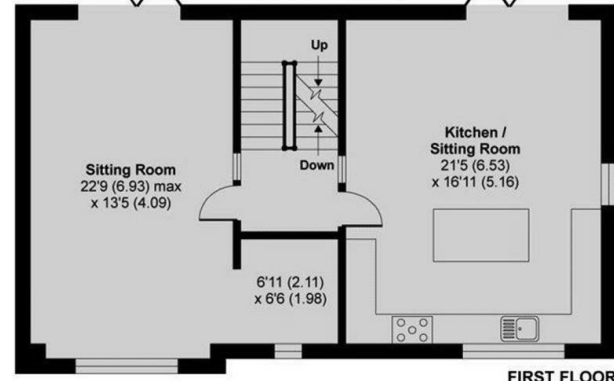
SECOND FLOOR



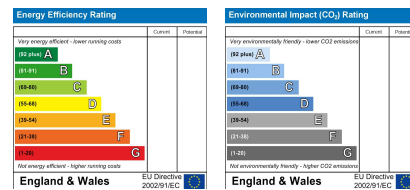
THIRD FLOOR



GROUND FLOOR



FIRST FLOOR



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

Guide Price £1,100,000 Freehold

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## Sanderlings, 37 High Beech Lane, Lindfield, Sussex, RH16 1SQ

**Guide £1,100,000 - £1,200,000**

### Sanderlings

Bold, individual and impossible to ignore, this is a truly one-off contemporary home of real architectural presence. Built in 2015, the house extends to an impressive 2,846 sq ft in total and sits proudly behind its private frontage with an unmistakably imposing façade.

Arranged over four expansive floors, the design embraces both scale and flexibility, delivering immense living space that adapts effortlessly to modern family life. The blend of brick and weatherboard elevations gives the house texture and depth, while clean lines and carefully positioned glazing reinforce its contemporary identity.

This is not a standard developer build, it's an individually conceived home where quality and performance were prioritised from the outset. Triple-glazed windows, PV solar panels and underfloor heating throughout all four levels ensure the house is as efficient as it is striking. The result is a home that feels substantial, future-proofed and impressive in equal measure.

A modern house with real stature that is designed to stand apart.

### Let Me Entertain You

At the heart of the home lies a kitchen/dining space that truly delivers, both visually and practically. The handmade John Hollis kitchen is beautifully executed, with classic shaker-style cabinetry finished in soft neutrals, complemented by deep navy statement units and warm timber accents. Silstone worktops sweep across generous preparation space, while the large central island provides both an informal breakfast bar and a natural gathering point when entertaining. Pendant lighting above adds a subtle architectural touch.

Integrated Siemens appliances include steam and conventional ovens, induction hob and dishwasher, alongside a wine fridge, boiling water tap and 'insinkerator' — everything thoughtfully considered for modern living. There's also space for a Fisher & Paykel American-style fridge/freezer.

Natural light pours in through wide windows fitted with plantation shutters, giving the room a calm, almost gallery-like feel. The dining area sits perfectly positioned beside the bi-fold doors, allowing the space to extend effortlessly onto the terrace during warmer months. It's easy to imagine summer evenings with the doors folded back and guests moving freely between inside and out.

Over the hall, the sitting room continues the flow, creating a series of connected yet distinct spaces that work equally well for larger gatherings or quieter evenings at home. The kitchen/dining space may be the social heart of the home, but the sitting room provides the perfect counterbalance being warm, inviting and effortlessly stylish.

Generous in proportion and beautifully composed, the room is centred around a contemporary inset fireplace, creating a natural focal point for quieter evenings. Built-in cabinetry offers practical storage without interrupting the clean lines, while soft neutral tones give the space a calm, considered feel. Large glazed doors open directly onto the rear terrace and garden, strengthening that easy inside-outside connection established in the kitchen. In the summer months the doors can be thrown open, extending the living space outdoors; in winter, the fire provides warmth and atmosphere.

To one side, a bespoke reading nook adds real character with fitted shelving, subtle lighting and a space for a deep armchair creating a cosy retreat within the larger room. It's the kind of thoughtful detail that elevates the house beyond the ordinary and gives it genuine personality.



### Family Friendly Flexibility

The ground floor welcomes you with a generous entrance hall complete with built-in storage and access to the family room, utility room (with shower), separate WC and the impressive integral double garage. This level is particularly adaptable. As it stands, it works perfectly for everyday family living, but it could easily evolve into an annexe space or provide a clearly defined home-working suite tucked away from the main living areas.

### Off To Sleep

Across the upper floors are up to six bedrooms arranged to provide privacy, comfort and flexibility. The second floor offers four well-proportioned bedrooms, two benefiting from en-suite shower rooms, alongside a contemporary family bathroom.

The top floor is dedicated to the principal suite, a calm retreat with built-in wardrobes, shelving and a sleek en-suite shower room. A sixth bedroom (currently ideal as a study) completes this level, perfect for home working or as a nursery close to the main bedroom.

### Step Outside

The garden has been thoughtfully landscaped to create a series of distinct yet connected outdoor spaces, designed as much for entertaining as for everyday enjoyment. Directly off the kitchen and sitting room lies a generous paved terrace, perfectly positioned for al-fresco dining. With the bi-fold doors open, the transition from inside to out feels seamless, extending the entertaining space into the garden during warmer months.

Beyond, a level lawn sits framed by raised brick retaining walls and structured planting beds, adding definition and architectural interest. The tiered design not only maximises usability but also creates natural seating areas and sheltered corners, ideal for morning coffee or evening drinks.

Mature planting, established shrubs and carefully considered borders soften the brickwork, giving the space a balanced blend of contemporary structure and greenery. Enjoying a desirable west-facing aspect, the garden captures afternoon and evening sun, making it a particularly inviting setting as the day winds down.

To the front, electric gates open onto a block-paved driveway providing ample parking and access to the integral double garage, completing a home that feels both private and substantial from first approach.

### Lindfield Life

