



The Nutshell, Coldharbour Lane, North Chailey BN8 4HJ

£780,000



**MANSELL
McTAGGART**
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The Nutshell, Coldharbour Lane

A spacious (2,102 sq ft), well presented and highly versatile 4/5 BEDROOM DETACHED PROPERTY set in a no through road on a lovely QUARTER OF AN ACRE WEST FACING PLOT

The front door leads into the hall off which is the STUDY that could be used as a fifth bedroom and a DINING ROOM. Double doors lead into the generous LIVING ROOM which has a fabulous ornate woodburner and double doors to the garden. To the rear is the kitchen/breakfast room with dual fuel range cooker & twin butler sinks. There is also a utility room with door to side, cloakroom/wc and ground floor 4th bedroom with en suite shower room.

On the first floor are 3 bedrooms and a re-fitted bathroom. Further benefits include double glazing & gas fired central heating.

To the front is a DRIVEWAY with parking for several cars, a GARAGE and a lawned garden. To the rear is the superb WEST FACING GARDEN laid to lawn with patio and wooden shed with power connected.

- A SPACIOUS (2102 sq ft) WELL PRESENTED & HIGHLY VERSATILE 4/5 BEDROOM DETACHED PROPERTY SET ON A LOVELY QUARTER OF AN ACRE WEST FACING PLOT
- HALL, CLOAKROOM/WC & UTILITY ROOM
- LIVING ROOM, DINING ROOM & KITCHEN/BREAKFAST ROOM
- STUDY/OFFICE & GROUND FLOOR BEDROOM WITH ENSUITE SHOWER ROOM
- FIRST FLOOR WITH 3 BEDROOMS & BATHROOM
- DRIVEWAY/PARKING & GARAGE
- LAWNED FRONT & REAR GARDENS
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- FREEHOLD EPC D COUNCIL TAX BAND E LEWES



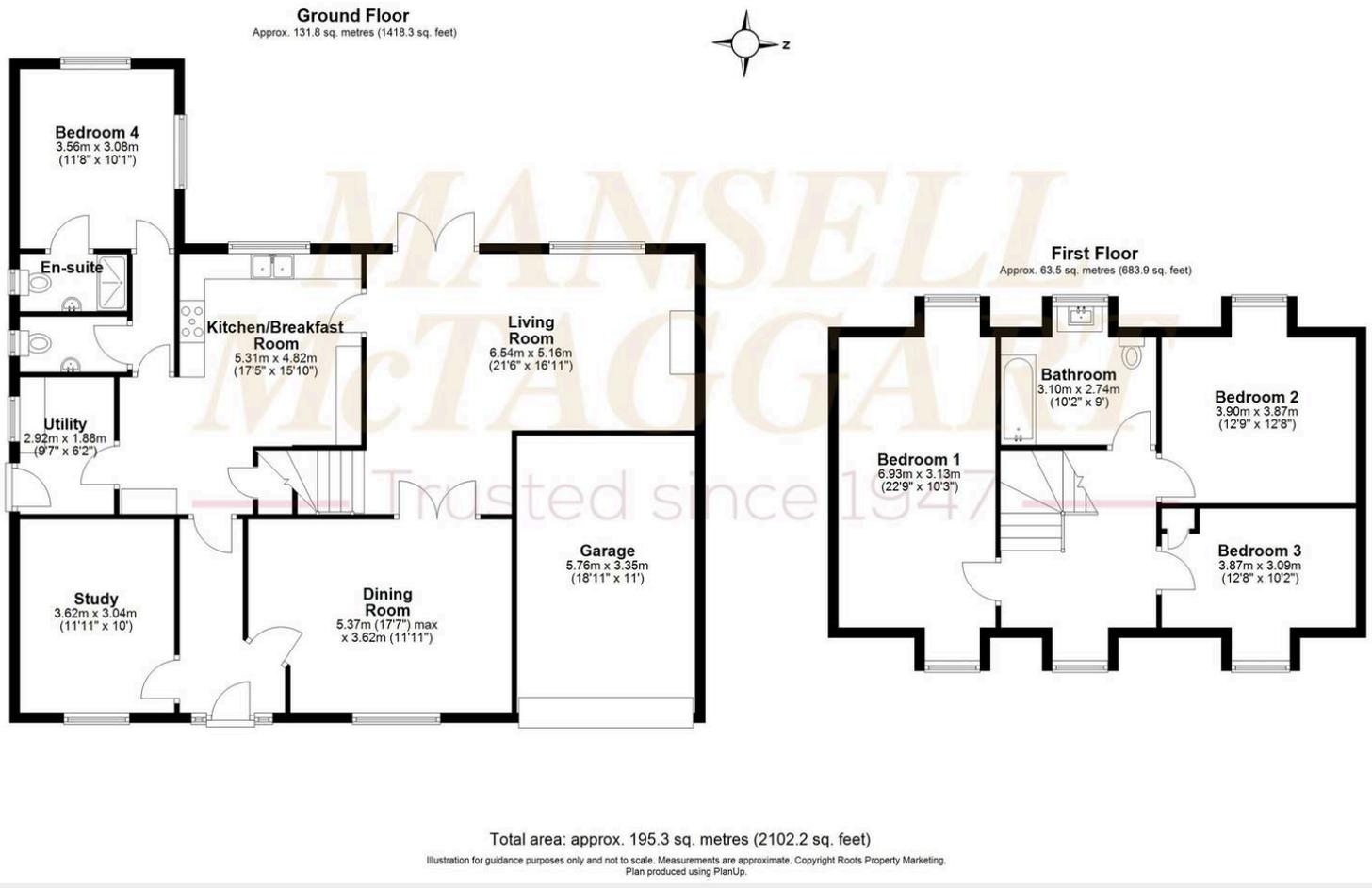


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The property is located within this delightful rural lane forming part of the village of North Chailey, which benefits from a garage/shop and sports/social club. Other traditional village facilities can be found at Newick where there is a selection of shops including 3 pubs, a restaurant, café, pharmacy, bakery, a modern medical centre, church and 'outstanding' primary school. There is also a primary school at Chailey Green with a popular secondary school at South Chailey. The nearby Chailey Common Nature Reserve is interspersed with bridleways and footpaths linking with the neighbouring districts and villages. Haywards Heath town centre is approximately 6 miles to the west where there is a more extensive range of shops, stores, leisure facilities, schools and a mainline railway station which offers fast and regular commuter services to London (Victoria/London Bridge about 45 minutes) and Brighton.



DIRECTIONS From our Newick office on the village green head west along the A272 in the direction of Haywards Heath. On leaving the village of Newick and proceeding on the long straight towards the two mini-roundabouts at North Chailey, Coldharbour Lane is the first turning on the right. Having turned right into Coldharbour Lane the property will be on your left



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