



**MANSELL
McTAGGART**
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'March Cottage' Gravelye Lane, Lindfield, RH16 2RY

Price £600,000 Freehold



'March Cottage' Gravellye Lane, Lindfield, RH16 2RY

PLEASE WATCH VIEWING VIDEO

A detached village bungalow with 2 Double Bedrooms, 2 Receptions, 1 Bathroom + West Facing Rear Garden, Private Driveway, Garage situated in a convenient location. NO CHAIN

- **Reception Hall** loft hatch, airing cupboard with 'Johnson & Starley' warm air heating system
- **Bedroom 1** an extensive range of built-in furniture
- **Bedroom 2** double bedroom overlooking front garden
- **Bathroom** coloured suite, enclosed bath, 'Triton' shower unit and wash basin
- Separate **Cloakroom/WC** fitted white suite
- Double aspect **Kitchen / Breakfast Room** fitted units at eye and base level, space for appliances plus side door
- **Sitting Room** sliding patio doors opening onto the garden
- **Games Room / Dining Room / Office** highly flexible room with garden access
- **Frontage** 48' wide x 41' laid to lawn
- **Private Driveway** for 1-2 vehicles
- Gated access to the 38' deep x 50' wide **West Facing Rear Garden** paved patio, shaped lawns, colourful plants, flowers and shrubs + summerhouse
- **Excellent Potential** to alter and/or enlarge the bungalow (STPP)
- **Some updating needed** - modern heating system + new bathroom required



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EPC Rating: D and Council Tax Band: E

LOCATION

This property is situated in a popular residential location walking distance of the picturesque village High Street with a traditional range of shops, stores, boutiques, churches, pond, common and historical period properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

BY ROAD

Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

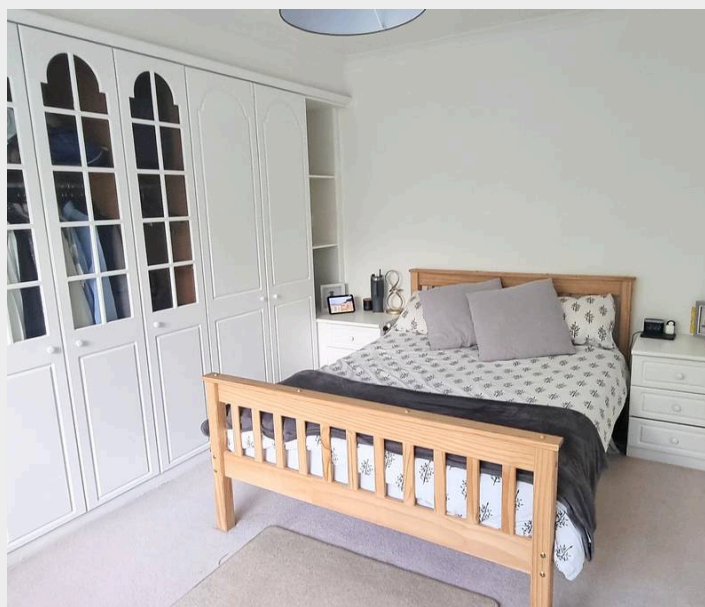
SCHOOLS

Lindfield Primary School (0.7 miles), Blackthorns Primary School (1.4 miles) and Oathall Community College Secondary School (1.3 miles). The local area is well served by several independent schools including: Great Walstead (1.1 miles) and Ardingly College (3.3 miles).

STATION

Haywards Heath mainline railway station (1.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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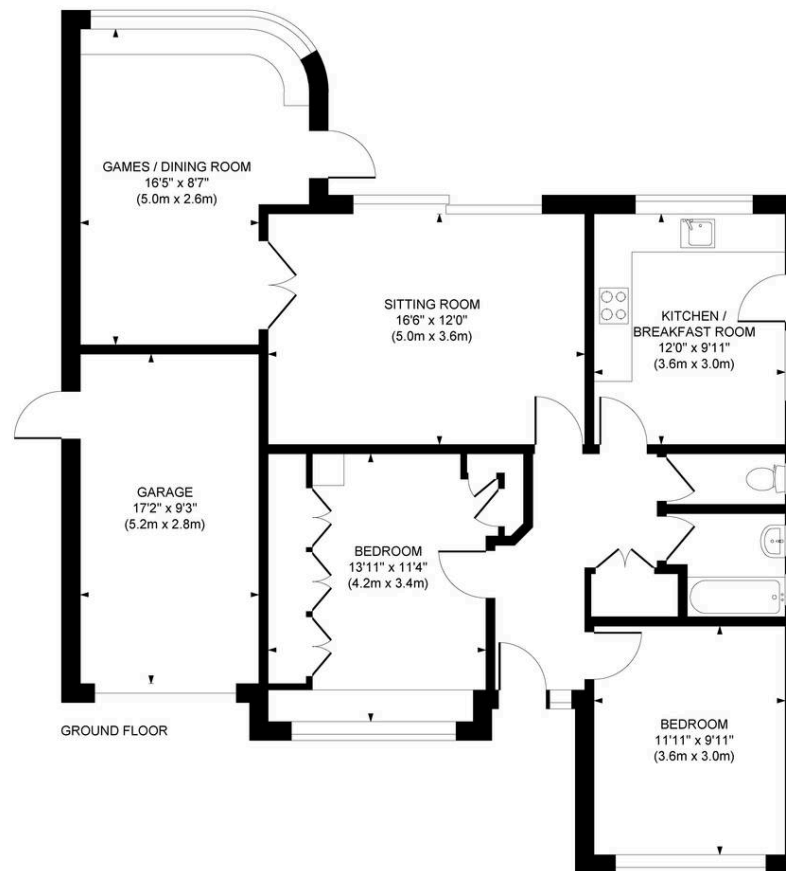


Approximate Gross Internal Area

Main House 947 sq. ft / 87.95 sq. m

Garage 159 sq. ft / 14.77 sq. m

Total 1106 sq. ft / 102.72 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Estate Agents

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