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'Pentlands' Ardingly Road, Lindfield, West Sussex, RH16 2QY

Guide Price **£1,950,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

An ultra modern 4 Double Bedroom, 3 Reception, 3 Bath/Shower Room single-storey country residence of 3,308 sq ft (+ 1,003 sq ft outbuildings) occupying a peaceful rural setting with 4 acres enjoying a South/Westerly aspect and panoramic views

- The property is located at the end of a long tree-lined driveway beyond Buxshalls between the villages of Lindfield and Ardingly.
- The original property was built around 1980 by Skandia Hus and has been enlarged, remodelled and tastefully refurbished
- Tremendous potential for further expansion (potential first floor, if required, STPP)
- **Grand Reception Hall** storage
- **Cloakroom/WC** modern white suite
- Double aspect **Sitting Room** two sets of glazed doors + wood burning stove
- **Kitchen / Dining Room** extensive units and appliances + space for table and chairs + separate **Utility Room**
- Wonderful triple aspect **Piano Room** + wood burner and doors to the garden
- **Principle Suite**: Bedroom, Dressing Room + En-Suite Shower Room
- **Private Driveway** large Parking Area, double timber **Cart Lodge, Double Garage** + good sized **Office/Gym** (could be converted into a self-contained bungalow, STPP)
- **Landscaped Gardens**, rolling lawns, wild meadow, orchard, patio + vegetable garden (approx 85' x 75')

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EPC Rating: C and Council Tax Band: G

LOCATION – The property is set down a long driveway beyond Buxshalls approx 1 mile north of Lindfield High Street. Its peaceful setting is well away from busy roads in an elevated rural position with commanding views to the South and West. **Lindfield** has a picturesque tree-lined High Street with traditional shops, boutiques, churches, restaurants, public houses, village pond and common which hosts events throughout the year. **Ardingly** village is about 1.5 miles to the north. **Haywards Heath** is about 3 miles distant.

STATION – Haywards Heath mainline railway station provides fast commuter links to London, Gatwick Airport and Brighton.

SCHOOLS – located in both local villages and the surrounding area is well served by excellent independent schools: Ardingly College, Cumnor House, Great Walstead and Burgess Hill Girls.

BY ROAD – Access to the major surrounding areas can be gained via the B2112, A272 and A/M23, the latter lying about 7 miles to the north at Maidenbower (Junction 10A).

DISTANCES – (approx miles) Lindfield High Street (1.2), Ardingly High Street (1.4), Haywards Heath Railway Station (2.8), Gatwick Airport (14), Brighton Seafront (17).

DIRECTIONS – For individual direction contact the Lindfield office.



Ardingly Road



Approximate Gross Internal (Excluding Outbuilding & Carport) Area = 307.33 sq m / 3308.07 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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