



4 Hornbuckles Close, South Chailey BN8 4AH

£675,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

A spacious (2,264 sq ft) & highly versatile 4 BEDROOM DETACHED HOUSE set in a small, select close in the popular village of South Chailey.

The double glazed front door leads into the hall which has a downstairs cloakroom/wc & stairs rising to the first floor. Off the hall is the open plan KITCHEN/DINING/LIVING AREA with woodburner & bifold doors to the conservatory. The kitchen area has a Rangemaster electric oven & Bosch dishwasher. To the rear is the generous CONSERVATORY with doors to the garden & the garage. At the front is a separate LOUNGE.

On the first floor, the master bedroom has an EN SUITE BATH/SHOWER ROOM, built in wardrobe cupboards and a large DRESSING ROOM/STUDY. There are three further bedrooms (2 with wardrobes) and a shower room/wc.

The gardens wrap around the property with paved terrace, lawn, summer house, seating area & apple tree. To the front is a DRIVEWAY & DOUBLE GARAGE.

- A SPACIOUS (2,264 sq ft) & HIGHLY VERSATILE 4 BEDROOM DETACHED HOUSE SET IN A SMALL SELECT CLOSE IN THIS POPULAR VILLAGE
- HALL, DOWNSTAIRS CLOAKROOM & LARGE CONSERVATORY
- OPEN PLAN KITCHEN/DINING/LIVING SPACE & SEPARATE LOUNGE
- MASTER BEDROOM WITH LARGE DRESSING ROOM/STUDY & EN SUITE BATH/SHOWER ROOM
- THREE FURTHER BEDROOMS & SHOWER ROOM/WC
- OIL FIRED CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY, DOUBLE GARAGE & WRAP AROUND GARDENS
- FREEHOLD EPC E & COUNCIL TAX BAND F LEWES





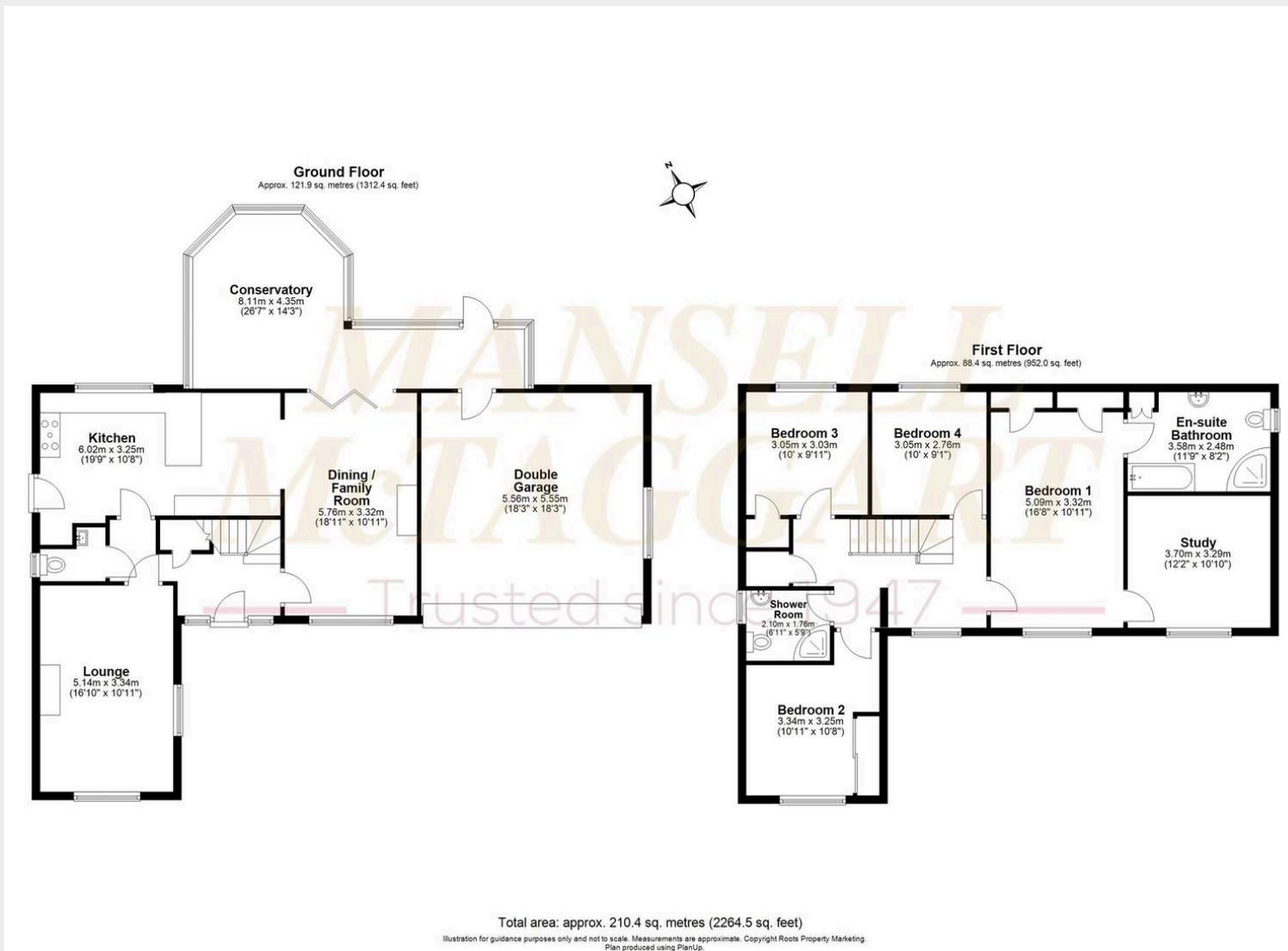
Situated in a small select close in the heart of this popular village where the amenities available include a convenience store with post office facilities and a popular secondary school. There is a primary school with nursery, pub and church in Chailey Green about a mile to the north.

The village is surrounded by open countryside which is interspersed with footpaths and bridleways linking the neighbouring districts, Chailey Common Nature Reserve and the River Ouse at Barcombe.

The towns of Lewes, Burgess Hill and Haywards Heath are within 6 to 7 miles and all offer extensive shopping, recreational facilities and mainline railway stations, (Haywards Heath to Victoria/London Bridge approximately 45 minutes). By road, access to the major surrounding areas can be gained via the A275 which runs through the village with the A272 to the north and the A27 at Lewes to the south.

**DIRECTIONS:** From our office on the green at Newick head west along the A272 in the direction of Haywards Heath until reaching the two mini-roundabouts at North Chailey. Here turn left at the second of these two roundabouts heading south on the A275 in the direction of Lewes. Continue along this road until reaching the village of South Chailey and Hornbuckles is the second road on the right after Mill Lane





## Mansell McTaggart Newick

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