



**MANSELL
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'Whiteoaks' High Street, Ardingly, West Sussex, RH17 6TG

Guide Price **£840,000 – £860,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A spacious 4 Double Bedroom, 3 Reception Room, 2 Shower Room detached chalet property + generous 1 Acre Plot situated in the heart of popular Mid-Sussex village

- The property offers highly flexible 2,000 sq ft accommodation + scope for extension / alteration (STPP)
- Central village location walking distance to the Primary School, Ardingly College, Recreation Ground, South of England Showground + Reservoir and countryside
- **Entrance Lobby** + Family **Dining Room** with high vaulted ceiling
- **Kitchen** fitted range of units and appliances + adjoining **Utility Room**
- Triple aspect **Sitting Room** + feature open fire
- Adjoining **Garden Room / Play Room / Gym**
- **2 Ground Floor Double Bedrooms**
- Re-fitted white **Shower Room**
- **First Floor Landing** + stunning rear views over the gardens - **ideal Sitting / Study Area**
- **2 First Floor Double Bedrooms**
- Separate white **Shower Room**
- **Private Driveway** for several vehicles
- Attached **Double Garage** electric door, power, lighting and rear door
- Mature **Rear Gardens** full width paved patio, rolling lawns, + Swimming Pool
- Beautiful wood block flooring + gas fired central heating + double glazed windows



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EPC Rating: E and Council Tax Band: G

LOCATION

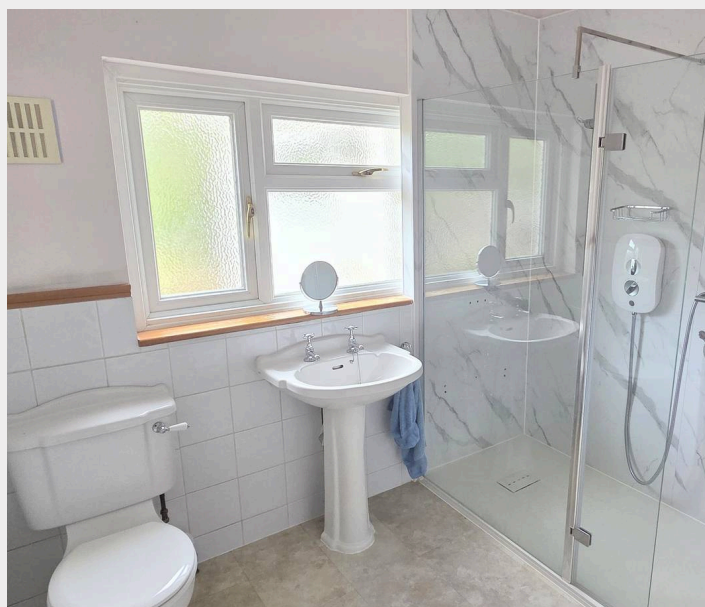
The property is situated on the northern end of Ardingly village High Street in the High Weald area of outstanding natural beauty, close to the Gardener's Arms public house and is within walking distance of the village High Street including the general store, Fellows Bakery and further public house. The renowned and picturesque 180 acre Ardingly Reservoir is within 2 miles and offers many water sports activities, pleasant walks around its perimeter.

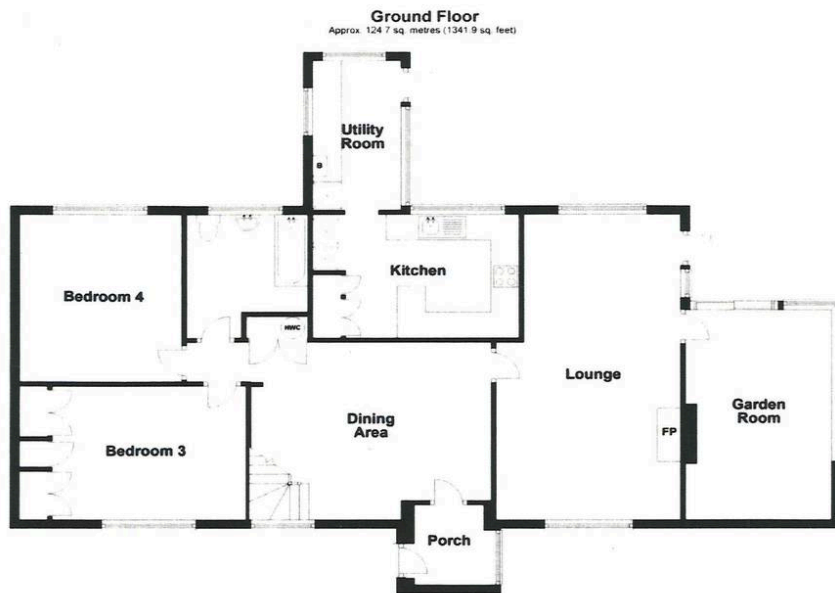
SCHOOLS

St Peter's CE Primary School (1.2 miles), Oathall Community College in Lindfield (4.2 miles). The local area is also well served by several independent schools including: Great Walstead (4.5 miles) and Ardingly College (1.6 miles).

STATION

Haywards Heath mainline railway station (4.3 miles) provides fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport 15 mins and the South Coast (Brighton 20 mins).





GROUND FLOOR

DINING ROOM: 16'8 x 14'1

KITCHEN: 14'2 x 9'4

UTILITY ROOM: 11'4 x 6'10

LOUNGE: 23'5 x 13'2

GARDEN ROOM: 15'8 x 10'8

BEDROOM 3: 13'5 x 10'4 into wardrobes

BEDROOM 4: 12'10 x 11'0



FIRST FLOOR

BEDROOM 1: 17'3 x 15'10 into wardrobes

BEDROOM 2: 17'9 x 13'3

DOUBLE GARAGE: 23'10 x 17'5

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