



**MANSELL
McTAGGART**
Trusted since 1947



10 Hickmans Lane, Lindfield, West Sussex, RH16 2BL

Guide Price **£1,650,000 Freehold**



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****PLEASE WATCH VIEWING VIDEO****

A superb village home situated in the heart of Lindfield. 6 Bedrooms, 3 Bath / Showers, built in the 1950s with later substantial extensions in 2008-9 creating this spacious property

- **Reception Hall** stairs to first floor and storage
- Generous **Utility Room** storage, seating, space for appliances, doors to side and garage.
- **Cloakroom/WC** fitted modern white suite
- Stunning open plan full width **Kitchen / Dining / Family Room** with 3 sets of glazed sliding doors onto the garden. **Kitchen Area** fitted double ovens, induction hob, hot tap, dishwasher and breakfast bar. **Dining Area** space for family table and chairs. **Family Area** space for sofas and access around to the **Snug Area** with beautiful inglenook fireplace, Danish woodburner and space for desk
- Separate **Sitting Room** flexible reception room with front window
- **First Floor** - good sized landing, skylight and side window
- **6 Bedrooms** (4 with built-in wardrobes)
- **3 Bath/ Shower Rooms** with interconnecting bedroom doors for convenience and flexibility
- **Private Driveway** for 5-7 vehicles
- Attached **Double Garage** twin timber doors, power, lighting and loft space
- **100' x 75' East Facing Rear Garden** laid to patio + lawns
- Gas fired central heating to radiators + double glazed windows + new external doors (2023)



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EPC Rating: C and Council Tax Band: E

LOCATION

This stunning home is situated on Hickmans Lane in a prime village location with playing fields nearby and just a short walk of local pub, shops, stores, boutiques, churches, pond and historical 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 M25.

SCHOOLS - Lindfield Primary School (0.5 miles), Blackthorns Primary School (0.7 miles), Oathall Community College Secondary School (0.6 miles). The local area is well served by several Independent Schools : Great Walstead (1.9 miles) and Ardingly College (2.4 miles).

STATION - Haywards Heath mainline railway station (1.2 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



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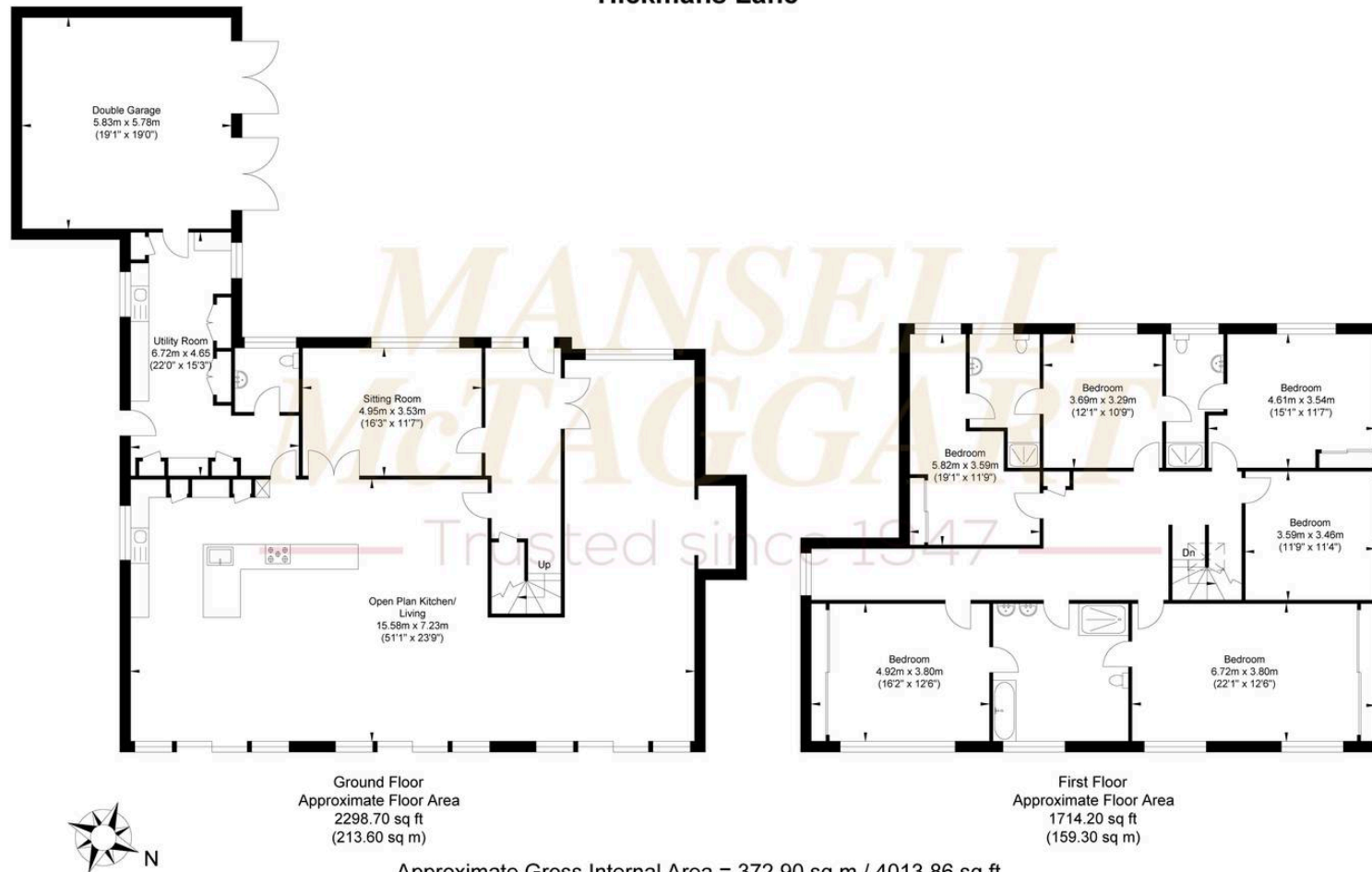


Illustration for identification purposes only, measurements are approximate, not to scale.

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