



**MANSELL
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19 Tansy Place, Lindfield, West Sussex, RH16 2GJ

Guide Price £650,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A quality 4 Bedroom , 2 Bath/Shower Room detached modern village family home built in 2020 by Taylor Wimpey to 'The Eskdale' design

- **Entrance Hall** + stairs to first floor + storage cupboard
- Ground floor **Cloakroom/WC**
- Double aspect family **Sitting Room** with double doors to garden
- Triple aspect **Kitchen / Dining Room** fitted range of modern white units at eye and base level, 5-ring gas hob, integral fridge, freezer, dishwasher, oven and grill
- **Utility Area** wall mounted gas fired boiler, washing machine and door to garden
- **First Floor** landing with airing cupboard plus loft hatch (ladder, lighting and boarded)
- **4 Bedrooms** (3 with built-in wardrobes)
- **Principal Bedroom + En-Suite Shower Room**
- Separate **Family Bathroom** fitted white suite
- **Private Driveway** for 2-3 vehicles
- Detached **Garage** (19'8 x 10'0) up and over door, power and lighting plus new personal door to garden
- **South East Facing Rear Garden** (40' deep x 35' wide - max 45') paved patio, shaped lawn, cherry, apple and pear trees, shrubs and timber fencing + superb **Garden Office** (13'11 x 9'4) power, lighting and internet



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EPC Rating B and Council Tax Band: F

LOCATION

Tansy Place is situated off Honeysuckle Drive, Blackberry Drive and just off Gravelye Lane on the village outskirts with the picturesque tree-lined High Street only 0.6 miles distant with a traditional range of shops, stores, boutiques, Churches, Pond and Common. 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 (0.8 miles), Blackthorns Primary School (1.4 miles), Oathall Community College Secondary School (1.4 miles). The local area is well served by several **Independent Schools** including: Great Walstead (1.1 miles) and Ardingly College (3.4 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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THE ESKDALE

There's a wealth of space in the 4 bedroom Eskdale. A large kitchen/dining area is the heart of this home, with an additional utility space providing access to outside. A spacious living room has double doors to the garden, while there's also a guest cloakroom and storage cupboard in the hallway. Upstairs, there are three double bedrooms, including the master with en suite, plus an additional bedroom and main family bathroom.

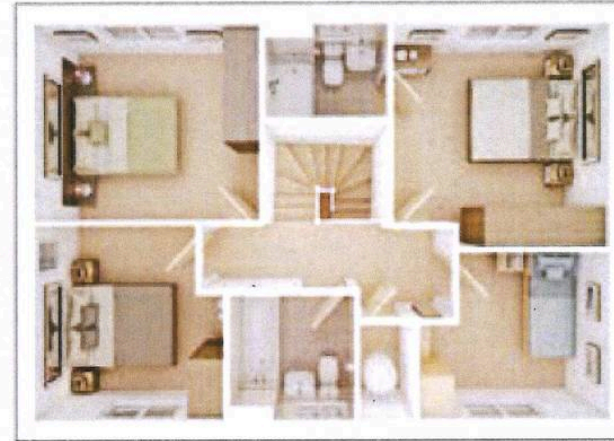
TOTAL 111.9 sq. m. / 1,212 sq. ft.

Ground floor



| | | |
|--------------------|---------------|---------------|
| Kitchen | 3.58m x 2.86m | 11'9" x 9'5" |
| Dining area | 3.14m x 2.77m | 10'4" x 9'1" |
| Living Room | 6.02m x 3.45m | 19'9" x 11'4" |

First floor



| | | |
|-----------------------|-------------------|-------------------|
| Master Bedroom | 3.51m x 3.40m max | 11'7" x 11'2" max |
| Bedroom 2 | 3.64m x 2.98m | 11'11" x 9'10" |
| Bedroom 3 | 3.05m x 2.95m max | 10'0" x 9'8" max |
| Bedroom 4 | 3.09m x 2.53m max | 10'2" x 8'4" max |

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