



Church Lane, Ardingly, RH17 6UR



Mark Revall & Co

Church Lane, Ardingly, West Sussex, RH17 6UR

Guide Price £1,450,000 - Freehold

A delightful detached character house believed to have been built in the late 1920's using many reclaimed materials and features many exposed timbers, brick built fireplaces and oak joinery including flooring, doors and a fine oak staircase. The house has been enlarged with a later sympathetic addition which provides an adaptable further spacious sitting room and an extensive principle bedroom with a generous dressing room and en-suite bathroom. The triple aspect drawing room has a study area and both overlook the rear garden. There is also a well proportioned dining room, a kitchen/breakfast room complete with a gas fired Aga, a cloakroom and a separate external utility room. Outside there is a large sandstone garage with a further garden store and the gardens provide a wonderful setting extending in all to about 0.6 of an acre and enjoy superb south/westerly views to the rear over adjoining countryside.

Located in this quiet idyllic private country lane amongst other substantial properties lying on the edge of the village close to the Ancient 14th century parish church of St Peters. The village provides a range of local shops and amenities which include a bakers, Post Office/store, 2 public houses, hairdressers, coffee shop and a primary school. The main town of Haywards Heath is about 3 miles away and provides further comprehensive shopping facilities and the mainline railway station with a commuting time of 47 minutes to London Bridge/Victoria. There are an excellent range of highly regarded private schools in the area including Ardingly College, Great Walstead, Worth Abbey and Cumnor House.



GROUND FLOOR

Covered Entrance Porch Solid oak front door to:

Entrance Hall Radiator. Terracotta tiled floor. Fitted cloaks cupboard. Turned oak staircase to First floor with understairs storage cupboard. Telephone point.

Cloakroom White suite comprising low level wc. Pedestal wash hand basin. Radiator. Terracotta tiled floor.

Drawing Room 19'3" x 17'9" (5.87m x 5.41m) A bright triple aspect room with feature floor to ceiling brick built open fireplace with quarry tiled hearth. Oak flooring. Oak ceiling timbers. TV aerial point. Opening to:

Study Area 11'6" x 9'3" (3.51m x 2.82m) Radiator. Oak flooring.

Dining Room 18'3" x 13'8" (5.56m x 4.17m) Radiator. Feature floor to ceiling brick open fireplace with quarry tiled hearth. 3 wall light points. Door to garden. Oak door to:

Sitting Room 21' x 14' (6.40m x 4.27m) Double aspect. 2 radiators. Telephone point. Casement doors to terrace. Door to:

Wet Room White suite comprising walk-in shower area with fitted shower unit in fully tiled surround and glass screen, low level wc, bidet, wash hand basin with cupboards below. Shaver point. This with the sitting room could form a ground floor bedroom suite/annex if required.

Kitchen/Breakfast Room 23'3" x 13'3" (7.09m x 4.04m) Fitted comprising long work surface with inset 1½ bowl sink unit with mixer tap and a range of drawers and cupboards under. Integrated dishwasher. Integrated fridge/freezer. Further work surfaces with drawers and cupboards below. Gas fired Aga with twin hot plates and double oven below. Fitted wall cupboards. Part tiled walls. Terracotta tiled floor. Door to:

Boiler Room Fitted storage cupboards. Terracotta tiled floor. Opening to boiler room area with gas boiler and hot water cylinder.

FIRST FLOOR

Landing Radiator. Large walk-in linen cupboard. Oak balustrade.

Principle Bedroom 21'3" x 14'5" (6.48m x 4.39m) Double aspect. Delightful views over the garden and fields to the rear.

Dressing Room 21'3" x 10'0" (6.48m x 3.05m) Radiator. Fitted wardrobe cupboards. Built-in shelved storage cupboards.

En-Suite Bath/Shower Room White suite comprising roll top bath, corner shower enclosure with fitted shower unit in tiled surround. Pedestal wash hand basin, Low level wc. Radiator.

Bedroom 2 19'6" x 11'0" plus bay window. (5.94m x 3.35m) A fine triple aspect room. 2 built-in eaves storage cupboards. Brick built fireplace. Oak timbers. Views.

Bedroom 3 16'9" x 9'3" plus bay window (5.11m x 2.82m) Radiator. 2 built-in eaves storage cupboards.

Bedroom 4 11'6" x 9'3" (3.51m x 2.82m) Radiator. Built-in wardrobe cupboard. Ceiling timbers. Views.

Shower Room White suite comprising shower enclosure with fitted shower unit in fully tiled surround. Low level wc. Pedestal wash hand basin. Radiator.

OUTSIDE

Large Garage 17'6" x 15'8" (5.33m x 4.78m) Electric up and over door. Outside water tap. Door to garden.

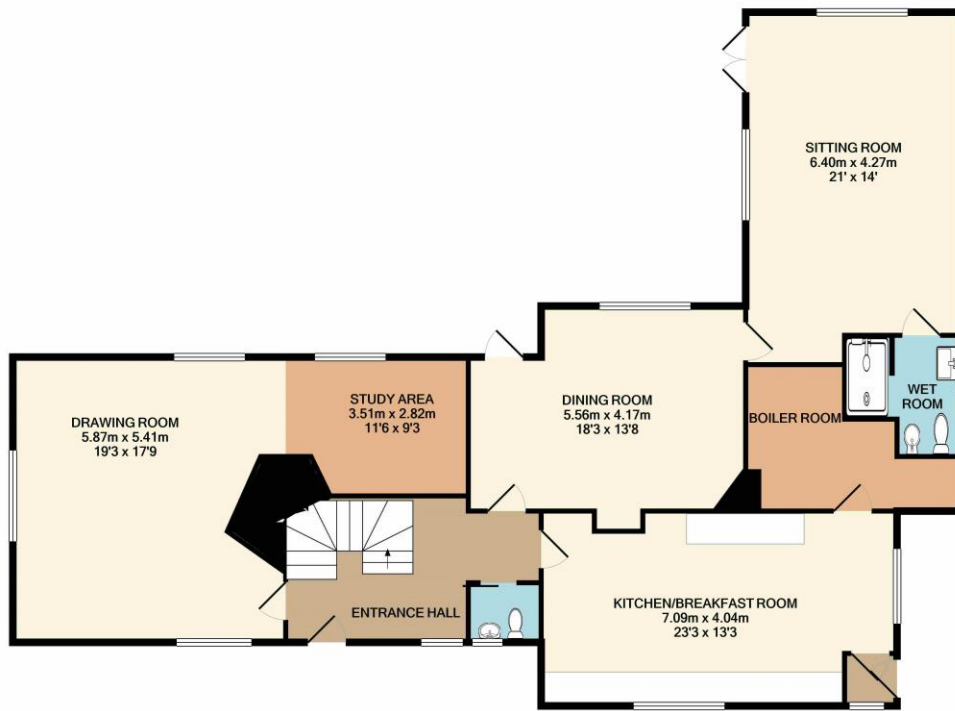
Utility Room 12'2" x 8'3" (3.71m x 2.51m) Fitted in modern units with oak work surfaces with inset deep glazed sink unit with cupboards and plumbing for washing machine. Further work surfaces with cupboards and space for kitchen appliances. Tiled floor.

Log/Garden Store Located to the rear of the garage.

Front Garden Enclosed by tall brick and sandstone walling to 2 sides. Several areas of lawns. Wide side access to:

Large Rear Garden Substantial sandstone terrace adjoining the property. Laid to lawn with large herbaceous borders. Mature trees and shrubs. Fruit tree. The gardens provide a lovely setting extending in all to about 0.6 of an acre and enjoys delightful views to the rear over countryside. Large timber garden store 31'1 x 10'1 (9.47m x 3.07m), light and power.





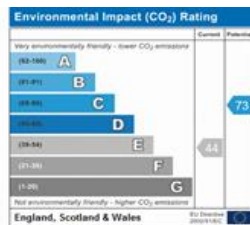
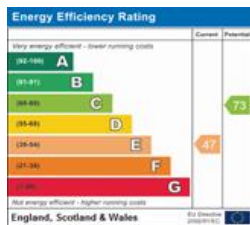
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 294.4 SQ.M. (3169 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and areas are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor area shown on this plan includes outbuildings such as garages if those are shown on the floor plan. Made with MySpace 0.2007



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42 High Street
Lindfield
West Sussex, RH16 2HL
01444 484564
lindfield@markrevill.com

