



**High Oak**  
Savill Road, Lindfield, West Sussex, RH16 2NX



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Guide Price £750,000 - Freehold

A great opportunity to acquire an extended 1950's detached family house set in a wide front plot with further scope for extension and improvement if required (subject to planning consent). It features an L-shaped sitting/dining room, a further good sized family room, kitchen/breakfast room and a downstairs cloakroom. On the first floor there are 4 bedrooms, an en-suite shower room to the main bedroom and a family bathroom. Outside there is a driveway leading to an integral garage and a wide side access to an established rear garden.

Located in this popular mature location within easy walking distance of the historic Medieval High Street providing a variety of traditional shops, supermarket, coffee shops, restaurants and pubs. The village amenities also include a medical centre, churches, village hall and well regarded schools catering for all age ranges from nursery through to secondary education. The main town of Haywards Heath is also close at hand being about 1.25 miles away and offers further shopping facilities and the main line railway station (Victoria & London Bridge 47 minutes).







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1797.01 ft<sup>2</sup>  
 166.95 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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

