



ROUNDWOOD LANE, LINDFIELD

JACKSON-STOPS 

BRAMBLINGS
ROUNDWOOD LANE
LINDFIELD
RH16 1SJ

GROSS TOTAL AREA 2372 SQ FT / 220.3 SQ M

A WONDERFUL FAMILY HOME ON THE
HIGHLY SOUGHT-AFTER ROAD OF
ROUNDWOOD LANE IN THE HEART OF
LINDFIELD.



DISTANCE

LINDFIELD HIGH STREET 1.1 MILES
HAYWARDS HEATH STATION 1.6
MILES
GATWICK 13 MILES
BRIGHTON 15.6 MILES
(ALL MILEAGES ARE
APPROXIMATE).

FEATURES

- A beautiful, light and spacious family home coming to the market for the first time in nearly 30 years
- Four reception rooms, five bedrooms and two bathrooms
- A glorious, south facing garden, with sweeping lawns and a kitchen garden of just under half an acre
- A double open-bay oak carport, workshop and off-street parking for several vehicles.

PROPERTY INFORMATION

- Services: Mains water, gas, electricity, and drainage. Solar panels with feed in tariff and triple glazing throughout.
- Council Tax Band G
- EPC Rating C
- Fibre broadband is available
- Local Authority: Mid-Sussex District Council
- Viewing: Only by appointment with Jackson-Stops, Lindfield on 01444 484400.



DESCRIPTION

Coming to the market for the first time in nearly 30 years, Bramblings on Roundwood Lane is a lovely, light and spacious family home, just a short walk to the mainline station at Haywards Heath.

The property is well presented throughout, offering well-proportioned accommodation over two floors. Leading through the front porch to a central entrance hall, the staircase rises to the first floor and there are various reception rooms off the hall. To one side is a beautiful double aspect sitting room, with feature open fireplace and French doors which lead out to the rear south facing terrace and garden beyond. To the other side of the hallway is a kitchen, with fitted appliances and servery bar to the formal dining room. The formal dining room has French doors leading out to the garden and off this is a double-aspect study. There are various stores, a home office, a utility room and cloakroom which complete the ground floor accommodation.

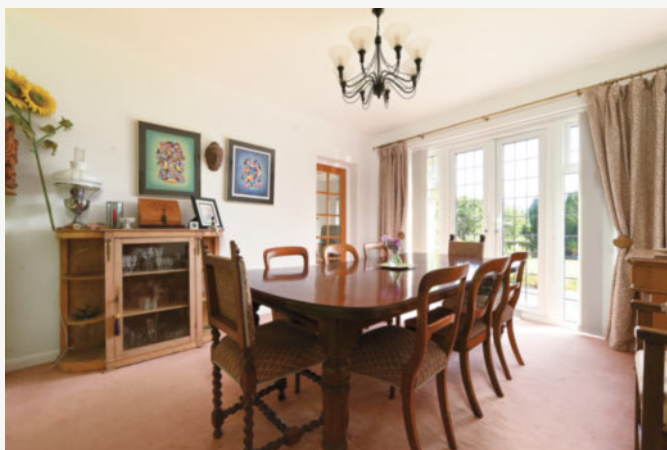
Leading up the stairs is a lovely double-aspect principal bedroom with large fitted ensuite bathroom with shower. There are four additional bedrooms, three with built-in storage and a family bathroom and separate cloakroom.

The house is presented in excellent decorative condition, providing well-proportioned rooms throughout with much scope to reconfigure if needed, and there is a large loft space with integrated loft ladder.

OUTSIDE

The property is situated off the highly sought-after road of Roundwood Lane with hedging and off-street parking to the front. To one side is a double open-bay carport and attached workshop.

The garden to the rear is a real feature of the property with wonderful wide sweeping lawns facing south. There is a stone terrace to the rear, ideal for entertaining and alfresco dining, mature specimen trees and herbaceous and perennial borders. Leading down the lawn to a slightly separate part of the garden is a greenhouse, shed and kitchen garden. The house and garden are on a very generous village plot of circa half an acre and viewing is highly recommended.





LOCATION

Bramblings is located on the highly sought after, private road of Roundwood Lane, near Haywards Heath and the golf course is situated just a short walk along the lane.

The wonderful village of Lindfield, dating back to circa 765 a.d, is not only a fabulous and thriving community but one of the most desirable villages in the South East of England. The village benefits from a very wide range of shops including a local store, butcher, grocer, pharmacy, along with a great range of coffee shops, restaurants and pubs.

Nearby Haywards Heath has an even greater range of shops and leisure facilities along with superb rail connections into central London (London Victoria and London Bridge circa 42 mins) Brighton (15mins) and Gatwick (11 Mins).

The surrounding countryside provides a vast range of sporting and recreational activities. Glyndebourne, Goodwood, Ardingly Showground, Plumpton, Nymans, Borde Hill and Wakehurst (Kew in the country) are all within easy reach. The local footpaths provide a vast network of stunning walks from the village, many leading towards the South Down and Ashdown National Parks..

There are many highly renowned schools in the area both state and private including, Lindfield and Blackthorns Primary Schools and Oathall Community College. The local Prep schools Great Walstead, Cumnor House, Ardingly Prep and Brambletye are superb as are Ardingly College, Worth Abbey, Hurst College and Burgess Hill School for Girls.

DIRECTIONS

What3Words: proposals.clock.shadow

LOCAL AUTHORITY

Mid-Sussex District Council





PROPERTY INFORMATION:

Viewing: Strictly only by appointment with Jackson-Stops. If there is any point which is of particular importance to you, we invite you to discuss this with us before you travel to view the property.

Roundwood Lane, Lindfield, RH16

Approximate Gross Internal Area = 208.8 sq m / 2248 sq ft
Approximate Outbuilding Internal Area = 11.5 sq m / 124 sq ft
Approximate Total Internal Area = 220.3 sq m / 2372 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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