



Offers in the region of £780,000

Lindfield Road, Ardingly, RH17

4 3 2

mayhews



Spacious 4 bedroom, 3 reception room home with parking and double garage located in the very heart of the pretty village of Ardingly.

Property description

Swinbrook House is situated in the very heart of the sought-after village of Ardingly. Ideally located to the north of Lindfield and within good reach of local amenities in a setting ideal for commuters. This good size family home features on the ground floor a good-sized entrance hall, a particularly generous and elegant lounge with fireplace and glazed doors overlooking the garden. Open plan to the lounge and approached via a wide archway is the bright and airy dining room which also has separate access from the entrance hall. The kitchen is fitted with an extensive range of units and to one end there is a charming breakfast room or study. A good size utility/boot room and downstairs WC complete the ground floor accommodation.

On the first floor there is a spacious principal bedroom with ensuite bathroom, three further bedrooms and a family bathroom.

The village of Ardingly is well known for Ardingly College Prep and Pre-Prep schools and as the location for the South of England Showground. Nearby is Ardingly Reservoir with opportunities for walking and water sports at the Ardingly Adventure Centre. Haywards Heath offers more extensive shopping while there is good access locally to the motorway network and Gatwick Airport. The mainline station at Haywards Heath and Balcombe offers direct services to London Victoria, Blackfriars and London Bridge from 44 minutes.

Outside

The garden is a particular feature of the property and has previously been beautifully planted and landscaped providing a lovely mature garden with many specimen shrubs and trees. To one corner of the garden is a detached double garage, with off-road parking.

EPC = C



Key features

- Detached Family Home
- Master bedroom ensuite
- 3 Further bedrooms
- Spacious Lounge & Dining Room
- Breakfast room/Study
- Utility room
- Family Bathroom and separate WC
- Mature Gardens
- Village Location
- Parking & Double Garage
- No Chain



Ground floor



1st floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

Mayhews Estates
117 London Rd
East Grinstead, West Sussex, RH19 1EQ
t 01342 316 444
e eastgrinstead@mayhewestates.co.uk

mayhewestates.co.uk

Get social with us  

mayhews