



**3 Barrington Wood, Lindfield, West Sussex, RH16 2DJ**

**Guide Price £675,000 Freehold**

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### 3 Barrington Wood, Lindfield, West Sussex, RH16 2DJ

Guide Price £675,000 - £700,000

What we like...

- \* Rarely available opportunity to acquire a detached bungalow in premier location.
- \* Delightful private close of just four detached homes.
- \* Open plan kitchen is a fabulous space to entertain.
- \* Detached double garage and plenty of driveway parking.
- \* Walk of picturesque Lindfield High St and only 1.1 miles to Haywards Heath Station .
- \* Vendor suited with new build purchase.

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Offers invited within this range.

#### Welcome to Oakdene...

Bungalows in premium positions such as this are so rarely available and this fabulous example was built by Messrs Berkeley Homes in 1987 and enjoys a delightful location in a private close of just four detached bungalows in the lovely village of Lindfield.

The accommodation is spacious, well-arranged and well-proportioned, great for anyone looking for lateral living.

The open plan kitchen/diner has recently been extended with a conservatory to create a delightful open plan space that is perfect for entertaining. The conservatory itself is the ideal spot to sit with a morning coffee and bi-fold doors open on to the garden.

The kitchen is well-equipped with integrated electric oven, microwave, hob, fridge/freezer and washing machine.

There are two good size double bedrooms, whilst the third bedroom is a small double/generous single and also makes a perfect study.

The family bathroom has a white suite and overhead shower. The cloakroom has been extended to create a second shower room too.

Further attributes include gas fired central heating, double glazing and neutral décor throughout.

This really is the perfect opportunity for a downsizer to secure a quality bungalow in a premier location.

#### Outside Oasis...

Outside, you have a wrap around garden that is full of privacy and seclusion. There are established hedge borders, expanse of lawn and pretty planting.

The paved terrace is ready made for al-fresco dining with friends & family and the pergola provides the perfect spot for the hot tub. There is gated access to the front and rear access into the detached double garage which provides fantastic storage and conversion potential subject to any necessary consents.



To the front is a block-paved driveway for two cars side-by-side and the long front garden has been beautifully landscaped, providing the very best first impression.

#### The Location...

Barrington Wood is a delightful close lying off By Sunte in the lovely village of Lindfield and just 1.1 miles from Haywards Heath's mainline station for anyone requiring fast, regular services to London (Victoria/London Bridge in 47 mins), Brighton (20 mins) or London Gatwick International Airport (15 mins).

Lindfield is, without doubt, one of the most beautiful and sought-after villages in Sussex. The historic High Street is home to the picture-postcard village pond and it a two minute walk from your front door. The High Street is thriving with an eclectic mix of boutiques, shops, stores and eateries. The Stand Up Inn, Red Lion and The Bent Arms are great for a pint or a glass of wine and you have your pick of restaurants with Tamasha Indian, That's Amore Italian and The Limes Thai', whilst The Witch Inn gastropub is quality pub grub. Lindfield Coffee Works and Black Duck are the favourite spots to grab a flat white. Neighbouring Haywards Heath has a Waitrose, Sainsburys and Marks & Spencers for shopping and The Broadway offers an array of leading chain and independent restaurants, bars and pubs. For a does of city life, the cosmopolitan Brighton & Hove is just over 14 miles distant and provides world class shopping at The Lanes.

The area enjoys some fantastic schooling in both the private and state sectors including Blackthorns and Lindfield Primary Schools, Oathall Community College, Ardingly College, Great Walstead and Cumnor House.

By car you can reach surrounding areas via the A272 and A23(M), with the latter lying around 6 miles west at Bolney/Warblingid.

#### The Specifics...

Title Number: WSX119424

Tenure: Freehold

Council Tax Band: F

Local Authority: Mid Sussex District Council

Plot Size: 0.15 acres

We believe this information to be correct but recommend intending purchasers check personally before proceeding.

