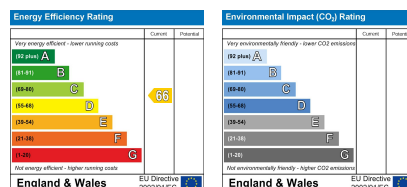


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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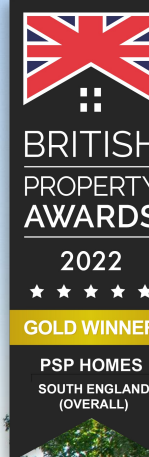


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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



Offers In Excess Of £700,000 Freehold

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6 Lyoth Villas Lyoth Lane, Lindfield, West Sussex, RH16 2QA

What we like...

- * Fabulous character cottage in delightful peaceful lane in lovely Lindfield.
- * Wealth of retained character with plenty of modernity too.
- * Exceptional garden with large swathes of lawn and pretty planting.
- * Five bedrooms means plenty of flexibility.
- * Fringe of Lindfield - one of the South East's most desirable villages.

Welcome Home...

A character-rich family home arranged across three well-balanced levels, offering flexibility, natural light, and seamless access to garden space - all on a peaceful lane. Set across three storeys, this elegant family home brings together traditional character and thoughtful layout to offer adaptable living suited to modern lifestyles.

On entering the house, a welcoming hallway introduces the home’s proportions and natural warmth. To the rear, a light-filled dining room frames garden views and connects directly to the kitchen, creating a sociable space ideal for entertaining. The kitchen, redesigned in 2013, remains in excellent condition, featuring generous worksurfaces, integrated appliances, and French doors that open directly onto a west-facing garden terrace. This connection between interior and exterior makes the most of warmer days and long evenings.

To the front, a charming sitting room centres around a bay window and original fireplace — a quiet space for retreat that retains its period identity. A cloakroom is neatly positioned off the hallway, completing the ground floor.

The first floor is home to three bedrooms, including the main suite, where full-height fitted wardrobes provide a clean and resolved aesthetic. The en suite is well appointed, while the family bathroom, refurbished with brass finishes and deep blue accents, strikes a bold and contemporary note.

On the top floor, two further rooms offer versatility — currently used as a study and music room, they could easily serve as additional bedrooms, creative studios, or a media den. Each enjoys beautiful elevated views over woodlands towards Lindfield village centre.

Outside Oasis..

Stepping outside, the westerly-facing garden is a true extension of the living space. Broad in aspect and well established, it offers both lawn and layered planting, while a decked terrace outside the kitchen provides an ideal spot for outdoor dining. A side gate leads to the front of the house, and there is access to the garage and off-street parking for two to three vehicles.



Lindfield Life...

Location wise, it really doesn’t get much better than this. You are peacefully positioned on the delightful Lyoth Lane on the outskirts of Lindfield – one of the South East’s most desirable villages. With the Snowdrop Inn, you have a brilliant pub just a couple of moments’ walk for a lovely pint and there are countryside walks on your doorstep.

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 of Harveys 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 Slake are the favourite spots to grab a flat white. For a does of city life, the cosmopolitan Brighton & Hove is just over 14 miles distant and provides world class shopping at The Lanes.

Haywards Heath’s mainline station is just 2.5 miles distant and provides fast, regular services to London (Victoria/London Bridge in 47 mins), Brighton (20 mins) and Gatwick International Airport (15 mins) making this the perfect mix of rural living with pure connection convenience.

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

The Specifics...

Tenure: Freehold
Title Number: WSX43881
Local Authority: Mid Sussex District
Council Tax Band: E
Available Broadband Speed: Superfast

We believe this information to be correct but recommending intending purchasers check details personally.

