

38 —————
Blackthorns
Lindfield



Welcome Home

If you're looking for an exceptional and incredibly spacious detached family home in the heart of lovely Lindfield then look no further. Having been substantially extended and totally remodelled, with over 2,600 sq ft of accommodation and a contemporary, high spec finish throughout this is a home of a calibre that rarely comes to market in the village.

Upon entry you're welcomed by an impressive central hall that sets the tone, with your eye immediately drawn through to the wow-factor space that extends across the rear.



Let Me Entertain You

Across the rear is the utterly exceptional, 40ft, open plan kitchen/dining/family room which is, without doubt, the beating heart of this home. Created as part of a full width extension, there is such excellent space on offer with plenty of room for clear sitting and dining zones. The bi-fold doors open to blur the division between the inside and the entire space has underfloor heating, making it an appealing space whatever the season.

The kitchen itself has timeless shaker-style cabinetry that sits under quality quartz counters. The large central island makes this a great space for entertaining and there is a range of integrated appliances including two ovens, microwave and induction hob.

The separate utility hides away the noisier appliances and it ideal for a busy family. There is also a modern understairs cloakroom.





Family Friendly Flexibility

The formal sitting room extends to an impressive 19ft9 and offers a spacious, yet cosy retreat. The fireplace provides a natural focal point and the decorative panelling creates a tasteful backdrop.

For those who work from home, there is a generous home office.



The integral garage provides immense storage and parking space and there is of course potential to convert into further accommodation or a gym, if preferred.

Since purchasing is in 2018, the home has been fully rewired and replumbed. All the windows have been replaced timber framed double glazed units and there is access to an Ultrafast fibre broadband connection. The floors and internal doors are all oak too, adding to the quality feel that flows throughout.





Sleep & Soak

On the first floor there are five generous bedrooms and two bath/shower rooms.

The principle suite is exceptional with a generous sleeping area and dividing wall that provides separation from the walk in dressing room. The ensuite is stylish and oversized, with “his & hers” sinks, standalone bathtub and walk in shower.

There are three further genuine double bedrooms, single fifth bedroom – each served by the stylish family bathroom.







Outside Oasis

Stepping outside, the transformation continues with the incredibly private, landscaped garden. The paved terrace sits under an oak framed pergola to provide the perfect spot for some 'al-fresco' dining with friends and family. There is power, heating and lighting too.

There are pretty raised beds and borders and a designated children's play area.

For those who work from home, or run a small business, there is a separate garden studio, again with power & lighting.

Gated side access leads back to the front where you'll find driveway parking for numerous vehicles.

Lindfield Life

Blackthorns is a sought-after side road in lovely Lindfield - one of the South East's most sought-after villages and number 38 sits neatly in the corner of a cul-de-sac making it one of the best spots. The historic High Street is home to the picture-postcard village pond and it's 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 or Black Duck are the favourite spots to grab a flat white.

The nearby Lindfield Common has enjoyed cricket since 1747 and hosts the annual village bonfire celebrations on 5th November. The village boasts highly regarded schooling in the form of Lindfield and Blackthorns Primary Schools - both rated Outstanding by OFSTED.



Children from this area usually attend Oathall Community College for secondary education - all within walking distance of the house. In the private sector the area is well-represented with the renowned Ardingly College, Hurstpierpoint College, Cumnor House and Great Walstead Preparatory. For dog walking, Scrace Valley Nature Reserve is just a few yards stroll.

Haywards Heath's mainline station is easily accessible (20 min walk) and provides fast commuter links to London (45 minutes to London Bridge/Victoria), Gatwick International Airport and the South Coast. By car, the motorway network is accessed via the A23(M).



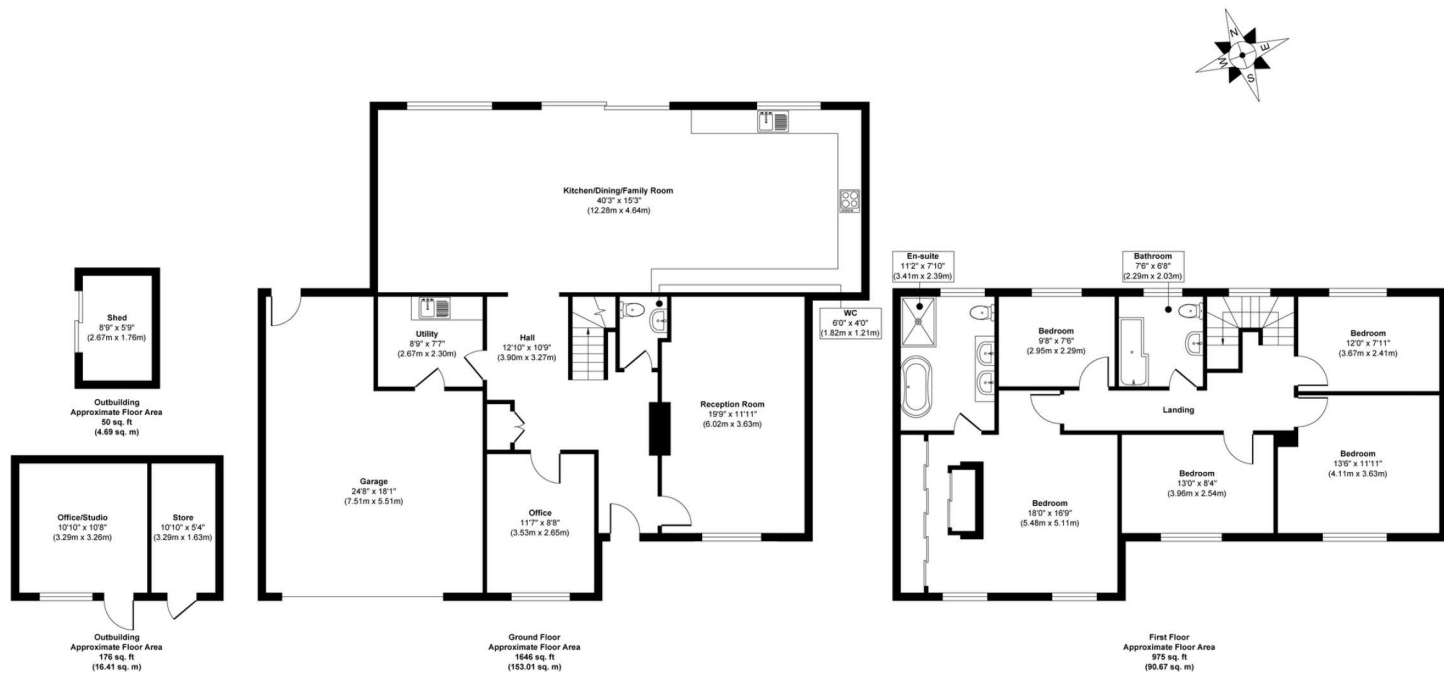


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Finer Details

Tenure: Freehold
Title Number: SX95776
Local Authority: Mid Sussex District Council
Council Tax Band: F
Broadband Speed: Ultrafast Fibre
Plot Size: 0.18 acres

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



36 Blackthorns
Lindfield
West Sussex
RH16 2AY

Struggling to find the home?
try what3words:



///glaze.verve.arena



Scan here
to watch
the video
viewing

To arrange a viewing contact
sole agent:

PSPhomes
EXQUISITE

01444 416999 | midsussex@psphomes.co.uk | www.pspshomes.co.uk



@psphomes



/psphomes