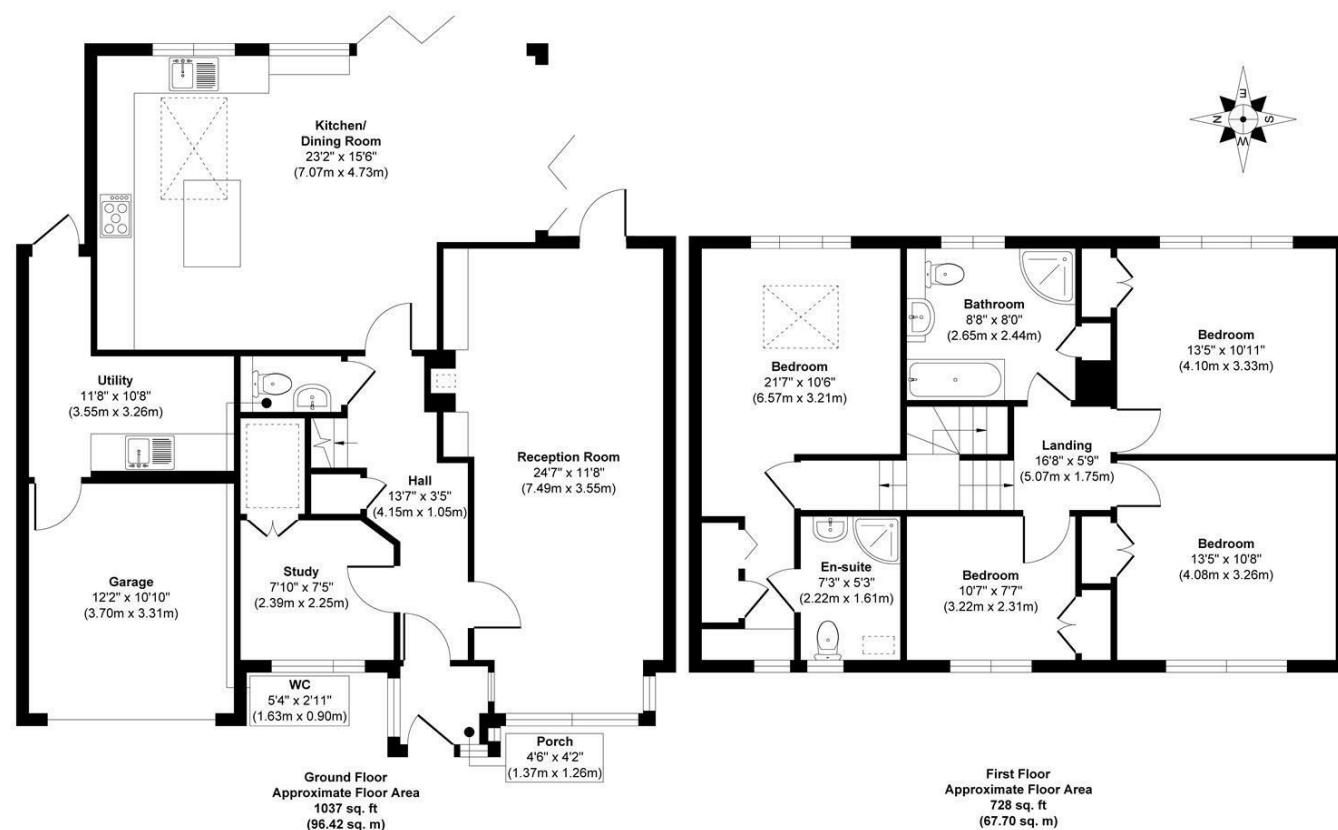


56 Blackthorns, Lindfield, West Sussex, RH16 2AY

Guide Price £900,000 Freehold

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Welcome Home

If you’re looking for a turn-key detached home in lovely Lindfield that offers excellent nearby schooling and great access to both Lindfield village and Haywards Heath station the this fabulous family home on the desirable Blackthorns will surely appeal.

The home has been extended and renovated to offer spacious, well-arranged and family friendly accommodation that extends to 1,765 sq ft. Our clients updated and extended circa 2015, including a rewire and new heating system. It is also fully double glazed and has access to an Ultrafast Fibre broadband connection – great for streaming and home working

Upon entry, the porch provides a natural break between the outside and the hallway. To the right hand side the welcoming sitting room which stretches the full depth of the house. It draws in natural light from two aspects. At its heart, a log-burning stove set against a bold feature wall creates a warm focal point, flanked by bespoke shelving and cabinetry – the perfect blend of character and practicality.

The kitchen is the heart of most homes and it is very much at the hub here. A beautifully designed hub where everyday living and entertaining flow with ease. The kitchen itself is fitted with timeless Shaker-style cabinetry in a soft, contemporary grey, complemented by sleek white worktops, a generous central island with breakfast bar seating and underfloor heating. Natural light pours in through a skylight and wide windows, highlighting the quality finishes. Expansive bi-fold doors open the entire rear of the house to the landscaped garden, blurring the boundary between indoors and out. It’s a layout designed for modern family life: children can play in the garden while being easily supervised, and summer evenings spill seamlessly onto the patio for barbecues and gatherings.

Practicality wise, the large utility keeps every day chores hidden away and is extremely handy after a muddy dog walk or the children’s football/rugby training. A door connects the utility with the remainder of the integral garage, a space that provides exceptional storage space for a busy family.

For those who work from home, the separate study is the ideal space.

There is also a modern ground floor cloakroom.

On the first floor you’ll find four double bedrooms and two bath/shower room.

The principal bedroom is exceptional, running the full depth of the house with generous sleeping quarters with large skylight that floods the room with natural light. The walk in dressing area leads through to the contemporary ensuite shower room.

The remaining three bedrooms are all doubles, each with fitted wardrobe space. They are served by the enormous family bathroom with separate bath and walk-in shower.

Offered for sale with a complete chain above, meaning a swift move is possible.



Step Outside

Stepping outside, the impressive nature of this home continues with a delightfully landscaped garden. In total, the plot extends to 0.13 acres and the paved terrace that sits adjacent to the house is the perfect spot for al-fresco dining. The sleeper beds are well stocked providing texture and colour.

Steps lead up to the large expanse of level lawn that is engulfed by pretty, established planting and is perfect for children to play.

Gated side access leads to the front where you’ll find driveway parking.

The Lindfield Life

Blackthorns is a sought-after side road in lovely Lindfield - one of the South East's most sought-after villages. 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 Slake 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 Commuity 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, Scrase 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).

The Specifics

Tenure: Freehold
Title Number: SX94103
Local Authority: Mid Sussex District Council
Council Tax Band: F
Broadband Speed: Ultrafast Fibre
Plot Size: 0.13 acres

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

