



## SUPERBLY PRESENTED THREE BEDROOM PERIOD HOME

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THE OLD STABLE HOUSE,  
LINDFIELD, WEST SUSSEX

savills



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THE OLD STABLE HOUSE, FINCHES LANE,  
LINDFIELD, WEST SUSSEX, RH16 2PG

Entrance porch • hall • drawing room • kitchen/ breakfast/  
family room • study • 3 bedrooms (1 en suite)  
♦ family bathroom ♦ garage ♦ garden ♦ off street parking  
♦ EPC rating - E

### Description

The Old Stable House has been cleverly converted to create a stylish three-bedroom home arranged over two floors, having been originally built in the late 19th century as part of a small group of outbuildings which served a local mansion in what is now Finches Gardens.

This attached period property has plentiful charm, with some delightful external features including Dutch gables, exposed beams and plasterwork to the first floor, a decorative tiled roof, and tall chimneys.

Internally, the property is extremely well presented, with high ceilings and neutral decor, and offers versatile accommodation arranged over two floors. On the ground floor is a lovely kitchen/ dining/family room which has a vaulted glass ceiling over the dining area, a bay window creating space for a sofa and a well-equipped kitchen, with a granite breakfast table, double butler's sink, excellent range of painted wooden cabinets and integrated appliances including a wine fridge, double oven, induction hob and microwave. There are two bedrooms situated on the ground floor (the master with an en-suite shower room), together with an office with access to the garage and a cloakroom.

The large first floor landing leads to a spacious drawing room with double doors opening to a Juliet balcony and a recently fitted wood-burning stove. There is a further bedroom, and family bathroom with stylish contemporary fittings situated on the first floor. The floorplans give an excellent overview of the layout of the accommodation.

### Outside

The Old Stable House is approached from Finches Lane via a five-bar gate, which opens to the courtyard ahead of the house and garage, which has power and water connected, and space for a washing machine.





Across the drive are steps leading up to the mature and fully enclosed west-facing private garden, which has a timber summer house with power connected, terrace with space for table, chairs and barbecue, well-stocked flower beds and a tiered lawn.

**Agent's Note:** The neighbouring property, The Coach House, holds a flying freehold above the office and garage. Finches Lane is a public footpath and private road, owned and maintained by Stemprop Ltd; the directors of Stemprop Ltd are householders of Finches Court. The shared private drainage is sited within the grounds of Orchard End and The Old Stable House contributes towards maintenance charges (c. £20 pa).

**Situation:** The Old Stable House is situated in a highly desirable location on the northern fringe of the picturesque village of Lindfield. Lindfield High Street is a 5-10 minute walk away and has a good range of local amenities including boutiques, restaurants, butcher, GP and chemist.

Comprehensive shopping is available at Haywards Heath (1.5 miles), Crawley (12 miles) or Brighton (20 miles). Lindfield is well positioned for transport links; Haywards Heath mainline railway station has regular services to London Bridge/ London Victoria (journey time from 42 minutes).

The A23 lies to the west giving access to Gatwick airport (13.5 miles) and the M25 (J7, 20 miles). There is a good range of state and independent schools in the area, including Lindfield Primary Academy, Blackthorns Primary Academy, Great Walstead School, Cumnor School, Oathall Community College and Ardingly College.

**Directions:** From the B2028 Lindfield High Street, turn into Hickman's Lane, passing the recreation field; turn into Finches Lane and keep right, following the private road up until it bears left into Finches Court. Keep forward, and The Old Stable Lodge is on the right hand side at the end of the road.

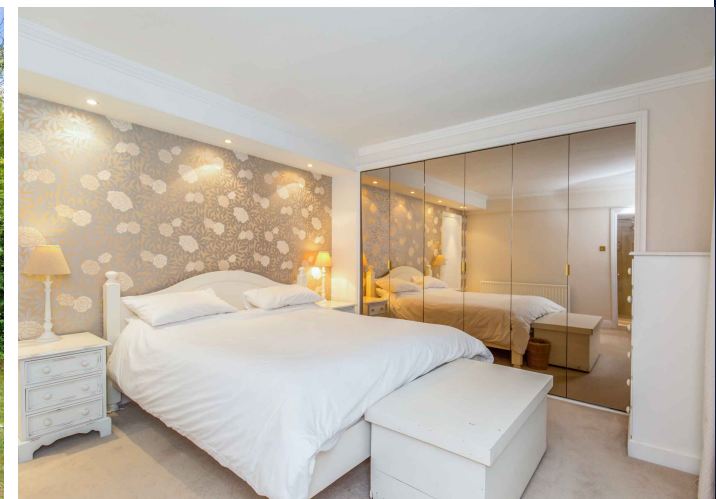
**Services:** Gas fired central heating; mains electricity and water; private drainage.

**Outgoings:** Mid Sussex District Council, 01444 458166. Council Tax band E.

**Tenure:** Freehold

**Energy Performance:** A copy of the full Energy Performance Certificate is available on request.

**Viewing:** Strictly by appointment with Savills on 01444 446000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





## FLOOR PLANS

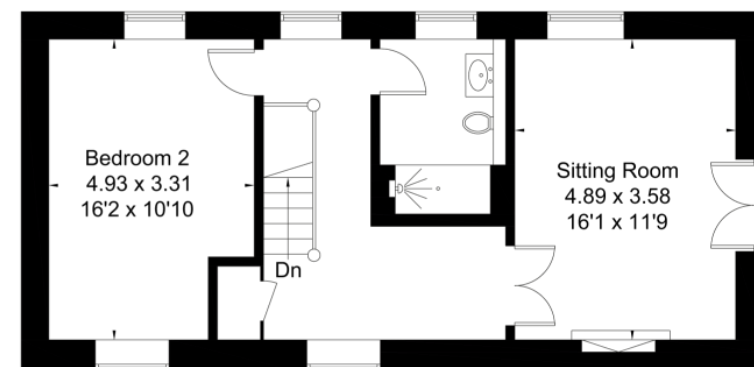
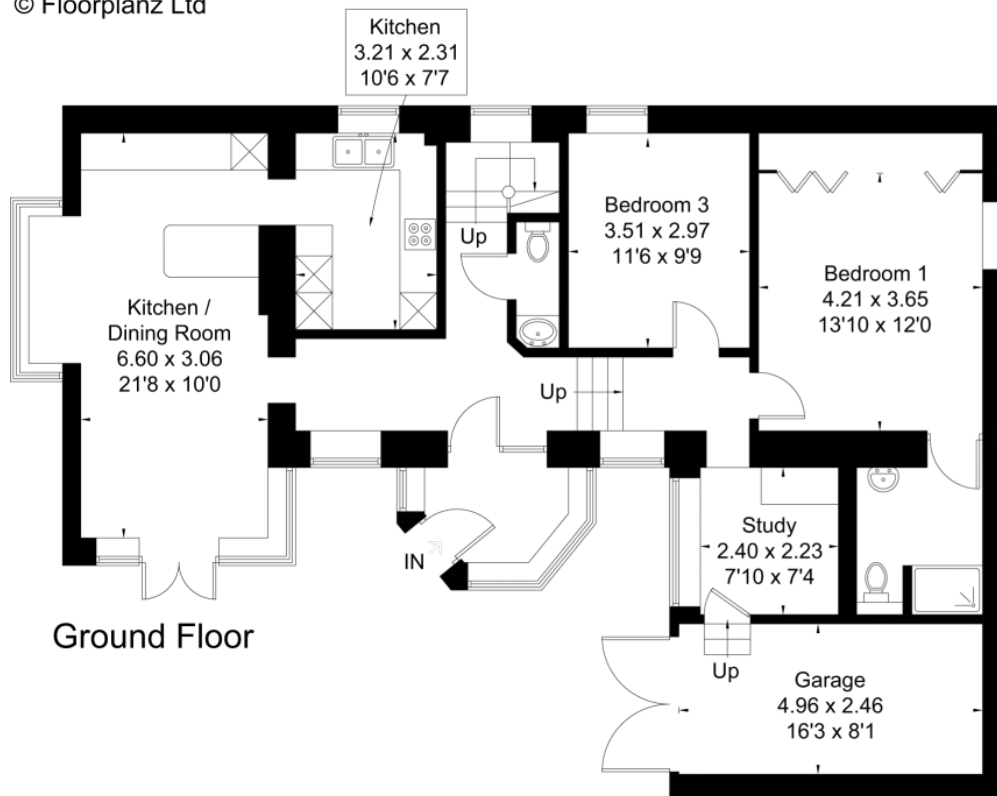
Gross Internal Area (approx) = 152.4 sq m / 1640 sq ft

Garage = 12.1 sq m / 130 sq ft

Total = 164.5 sq m / 1770 sq ft

For identification only. Not to scale.

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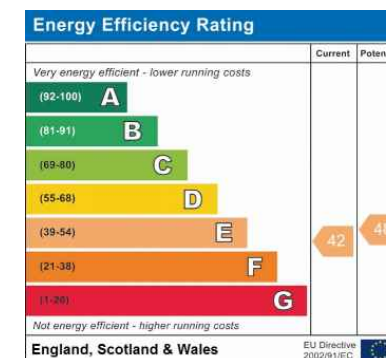


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