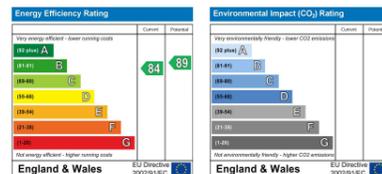


TOTAL FLOOR AREA: 1963 sq.ft. (182.4 sq.m.) approx.  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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**BRITISH PROPERTY AWARDS**  
 2022  
 ★★★★★  
**GOLD WINNER**  
 PSP HOMES  
 SOUTH ENGLAND  
 (OVERALL)



**4 The Coppice, Vicarage Lane, Scaynes Hill, West Sussex, RH17 7PD**

**Guide Price £750,000 Freehold**

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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.

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## 4 The Coppice, Vicarage Lane, Scaynes Hill, West Sussex, RH17 7PD

What we like...

- \* Peaceful, tucked away cul-de-sac of just five detached homes.
- \* Flexible accommodation that is perfect for a family.
- \* Stylish modern kitchen with stone worktops & integrated appliances.
- \* Southerly garden meaning plenty of sunshine throughout the day.
- \* Close to open countryside and highly regarded village school.

**Guide Price £750,000 - £800,000**

### Welcome Home...

Occupying a peaceful, tucked away cul-de-sac position with just four other houses in the popular village of Scaynes Hill is this delightful detached family home of just under 2,000 sq ft.

Built in 1993 by Clark Homes, this fabulous home is in great order, offering spacious and flexible living space that is ideal for family life and our clients have been here since that time making this the first time on the market since being built. The sitting room is an inviting space and with double doors opening on to both the dining room and conservatory, there is a fantastic flow making this a great space for entertaining. For those who work from home, there is a separate study.

The kitchen is a contemporary, modern space and has a range of integrated appliances (dishwasher, double oven & microwave), opulent stone worktops and a breakfast bar. There is separate utility room with handy side door that is particularly useful after a muddy walk with the dog or football training!

There is also the essential ground floor cloakroom.

On the first floor the galleried landing leads to each of the bedrooms. The principle suite is fabulous with an ensuite shower room and a cleverly created opening connects with bedroom 5 to create a walk-in dressing room.

The guest bedroom also enjoys its own ensuite, whilst the third and fourth bedrooms are served by the modern family bathroom.

The house has central heating via gas boiler in the utility room and is fully double glazed. There are also solar panels (installed 2012) that produce enough energy to significantly reduce the home's energy bills even after the grid contribution.

### Step Outside...

To the rear you have a delightful garden that has been well manicured and is bathed in sunshine throughout the day due to its sunny south-westerly aspect. The paved terrace provides the perfect spot for a barbecue with friends & family and the level expanse of lawn is surrounded by beautiful, well-stocked flowers, shrubs & plants.



There is gated side access that leads to the front where you'll find driveway parking for two cars and there is an electric car charge point in-situ.

The integral double garage provides excellent storage and there are plenty of possibilities for conversion into additional living space, if required. A popular option would be to convert one half of the garage into a family room, with door accessing from the hallway, keeping the other half as a traditional single garage.

### The Location...

The Coppice is a peaceful residential close off Vicarage Lane in the heart of the village of Scaynes Hill, close to beautiful Sussex countryside. Scaynes Hill offers a well-regarded primary school in the form of St. Augustines C of E, village church, 'Inn on The Green' public house and petrol station with convenience store for everyday essentials. The Sloop Inn is a half hour walk and very highly regarded with fantastic Sunday Lunches. There are easy road links both East & West via the A272 giving the combination of a rural lifestyle with pure convenience.

Haywards Heath is the nearest major town sitting just 3.5 miles to the west and offering swift, regular commuter services into London (47 mins), Brighton (20 mins) and Gatwick International Airport (20 mins) via its main line station. There are extensive shopping facilities including Waitrose and Sainsbury's Superstores while boutique villages include Lindfield and Cuckfield. The area is well-represented with state and private schools including Oathall Community College, Chailey Secondary, Cumnor House, Ardingly College, Hurstpierpoint College, Great Walstead and Burgess Hill School For Girls.

### The Finer Details...

Tenure: Freehold  
Title Number: WSX179720  
Local Authority: Mid Sussex District Council  
Council Tax Band: G  
Plot Size: 0.11 acres  
Broadband Speed: Superfast (up to 80 mbps)

We believe this information to be correct but recommend checking personally before exchange of contracts.

