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Punnett House
LINDFIELD



*an elegant country home of over 9,000
sq ft, built by a local developer
with a stellar reputation...*



Welcome Home

Punnett House is an elegant and substantial country home enjoying a delightful position on the fringes of Lindfield – one of Sussex's most desirable villages. This brand-new home is simply beautiful – a true modern classic with the handmade bricks, sash windows and slate roof combining to create an attractive Neo-Georgian style façade, sitting behind a secure gated entrance – all built by a local developer with a stellar reputation.

With over 9,300 sq ft of exceptional accommodation, spread over four floors, there is no shortage of space on offer and the views towards Lindfield are simply breath-taking. Homes of this calibre are simply seldom available.

Upon entry you are welcomed by a spectacular reception hall with 17ft vaulted ceiling that sets the tone for what lies beyond....





Family Flexibility

The drawing room is a traditional room with characterful bay window and focal point fireplace – perfect for a winter's evening.

Just over the hall is a second, incredibly versatile reception room which could be used as a home office, sitting room or play room.





Dream Kitchen

Across the rear is the truly stunning open plan kitchen/dining/family room – extending to just over 48ft with two sets of sliding doors opening on to the terrace – the perfect space for entertaining friends & family with a real sense of ‘inside-outside’ living.

The bespoke kitchen boasts a range of Miele and Neff integrated appliances and everyone will surely gather around the beautiful 9ft island with breakfast bar and stone countertops.

The separate utility room leads through to the integral double garage.





Hobby Room



Gym

Fun, Fitness & Film

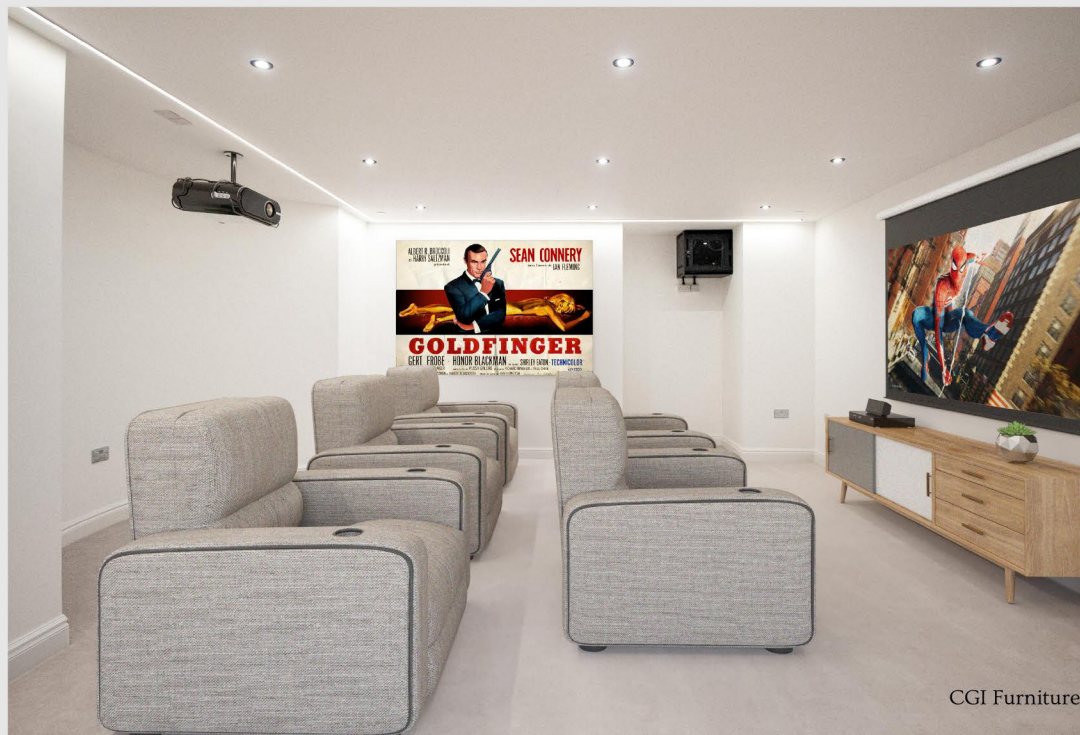
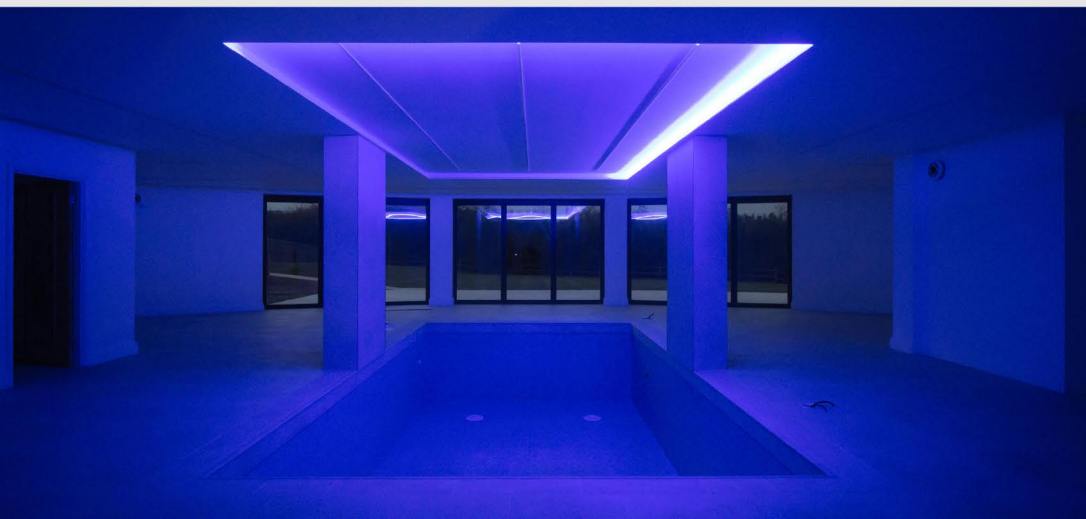
The lower ground floor is where all the fun happens. This special level amasses over 3,400 sq ft alone and includes your own spa area with 22ft heated indoor swimming pool, great after you've worked up a sweat in your home gym.

There are shower/changing rooms and a kitchenette. The dazzling LED lighting is perfect for a pool party and three sets of folding doors open on to the terrace and garden beyond.

Whilst the home gym is great for any fitness fanatic, it would work equally well as a games/snooker room and bi-folds again open on to the garden.

Whether you're a fan of Star Wars or Spiderman, Bond or Batman you can enjoy the latest blockbuster films in your very own cinema – great on a rainy day.

The spacious hobby room provides a variety of potential uses including a music room or studio.



CGI Furniture

Blissful Bedrooms

The first & second floors provides exceptional sleeping quarters for all the family. The master suite is a fantastic retreat, enjoying stunning views towards Lindfield from its own balcony (you can even see the church spire). The large dressing room provides plenty of space to build in extensive wardrobes and the luxurious en-suite boasts a walk-in shower, 'his & hers' sinks and cleverly positioned bathtub where you can lie, relax and soak up the view.

There is even the space provision for a lift shaft to serve the lower three floors.

The guest bedroom also has its own balcony, modern en-suite and dressing area. The third and fourth bedrooms are ideal for children and both en-suite, whilst the fifth is a large double room adjacent to the family bathroom. These rooms all enjoys pleasing views over fields, which are home to a flock of sheep from time to time. The second floor has three further large bedrooms, each served by the large shower room.

This level would be great for an au-pair as it offers the possibility of bedroom and living space. There is plenty of natural light through several well-placed skylights & Velux windows and the views are divine.

CGI Furniture



View from en-suite bathtub



Step Outside

You approach the house via an impressive, gated entrance which leads through to the large permeable resin driveway that provides plenty of parking and leads on to the integral double garage.

The rear garden is laid mainly to level lawn and backs on to a nature reserve, meaning there is a beautiful, leafy outlook. The paved terrace that sits adjacent to kitchen overlooks the garden – great for ‘al-fresco’ dining. The lower terrace flows out from the pool area.

In total, the plot extends to around 0.6 acres.



Lovely Lindfield

Snowdrop Lane is a delightful country lane on the eastern edge of Lindfield - one of the South East's most sought-after villages and you have one the most popular country pubs, The Snowdrop Inn, just a few moment's stroll from you front door.

The High Street is home to picture-postcard village pond and 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.

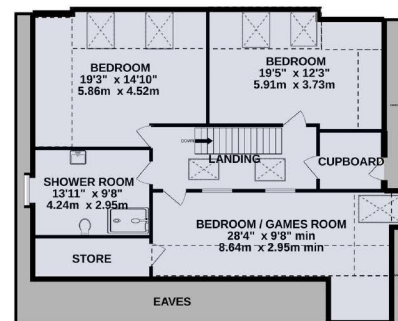
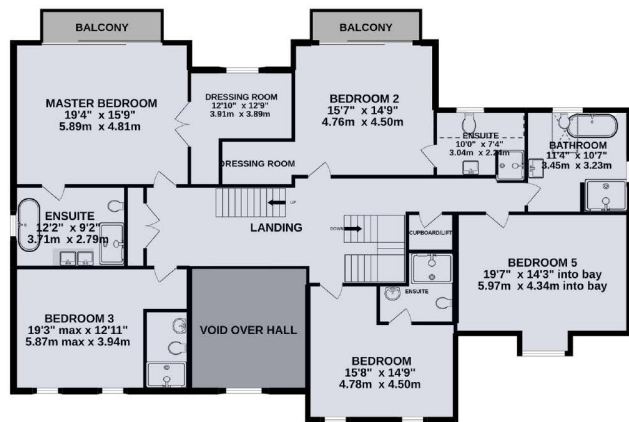
The nearby Lindfield Common has enjoyed cricket since 1747 and hosts the annual village bonfire celebrations on 5th November.



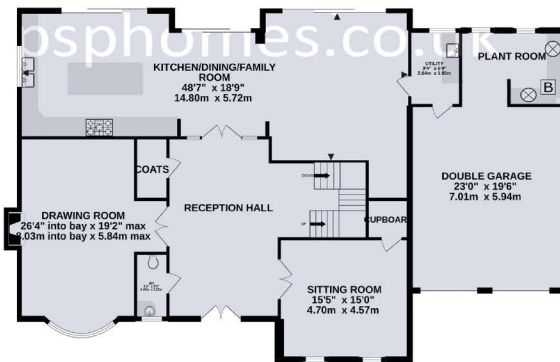
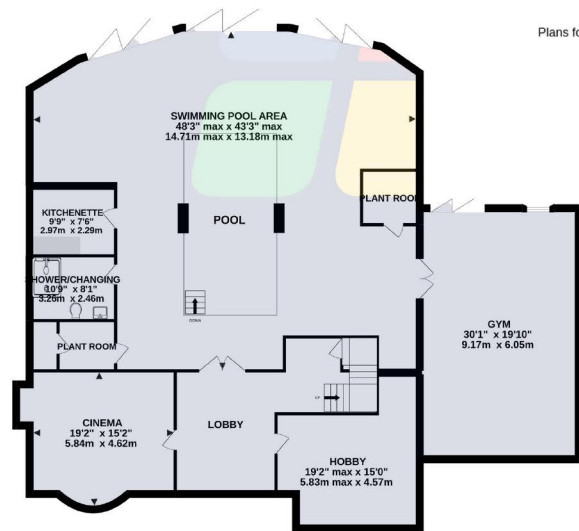
More extensive shopping facilities are available in Haywards Heath and include 'The Orchards' with Marks & Spencer's, Sainsbury's and Waitrose whilst the bright lights of Brighton & Hove are approximately 15 miles distant and boasts the famous 'Lanes'.

The local area offers reputable schooling in both private & state sectors including Great Walstead Preparatory, Cumnor House, Ardingly College, Hurstpierpoint College, Burgess Hill School for Girls, Worth School and Brighton College. Haywards Heath also provides well regarded state schooling including Lindfield Primary, Blackthorns Primary, Warden Park and Oathall Community College.

The area is surrounded by beautiful open countryside with South Downs National Park and Ashdown National Park both providing glorious walks. Nearby Ardingly provides a reservoir for water activities and boasts the annual 'South of England Show' whilst there are also an array of golf courses including Mid Sussex, Pyecombe and Haywards Heath. Nearby Botanic gardens include Borde Hill, Wakehurst Place and Nymans.



TOTAL FLOOR AREA : 9300 sq.ft. (864.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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GROUND FLOOR
2541 sq.ft. (236.1 sq.m.) approx.

The Finer Details

Tenure: Freehold

Local Authority: Mid Sussex District Council

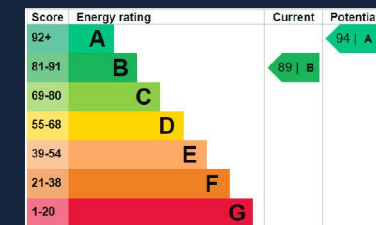
Council Tax Band: H

Plot Size: 0.6 acres approx

Broadband Speed: Superfast available

Services: Private drainage system, mains electric, mains water, air source heat pump & gas central heating (none tested)

what3words: pies.mute.anyway



PUNNETT HOUSE

SNOWDROP LANE, LINDFIELD, WEST SUSSEX RH16 2QE

Scan here for the
video tour



For a private viewing contact
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