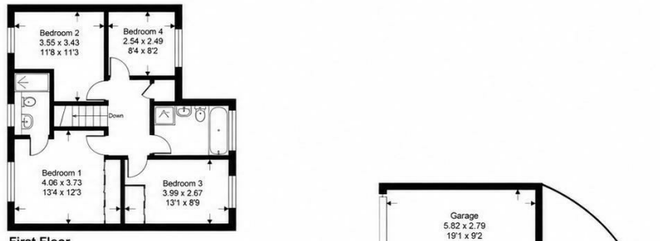
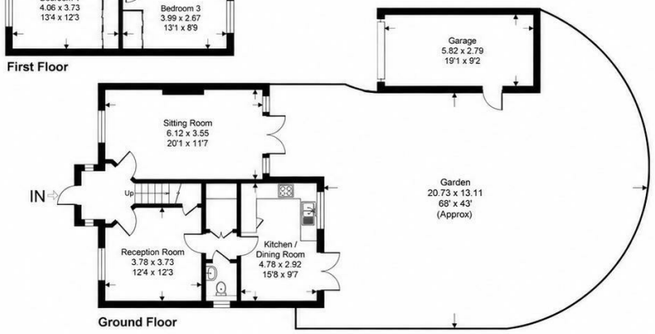
Monks Meadow, RH17

Approximate Gross Internal Area = 123.9 sq m / 1334 sq ft
Approximate Garage Internal Area = 16.2 sq m / 175 sq ft
Approximate Total Internal Area = 140.1 sq m / 1509 sq ft

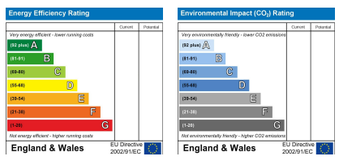


First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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2 Monks Meadow, Ardingly, RH17 6DZ

Things We Love…

The striking position – one of the standout plots on this boutique development, overlooking protected ancient woodland.

Gorgeous interiors – beautifully presented throughout, with stylish, contemporary finishes.

Versatile living – four bedrooms, two reception rooms and a sociable kitchen/dining room.

The fabulous garden – one of the largest on the development, with a generous stone patio and expansive lawn.

Parking and practicality – an oversized single garage, plentiful driveway parking and a sought-after village setting.

Guide Price £700,000 - £750,000

Welcome Home…
Welcome to Monks Meadow – a boutique modern development in the quintessential Sussex village of Ardingly. No. 2 is an attractive 'New England' style detached home, built by Millwood Homes in 2016.An exquisite modern home with gorgeous interiors! Extending to approximately 1,533 sq ft, this beautifully presented home offers a superb blend of contemporary style, generous accommodation and versatile living spaces. With four bedrooms, two reception rooms, a sociable kitchen/dining room and detached garage, there's plenty of space for modern family life, entertaining and working from home.

The House…
Step inside and you'll discover a welcoming entrance hall, leading through to the principal reception room, an impressive space measuring approximately 20'2" x 11'9". There's plenty of room to relax and entertain, with a feature fireplace incorporating a log burner, exposed brick surround and timber mantel creating a wonderful focal point. French doors open directly onto the rear garden, bringing the outside in.

Adjoining the main reception room is an additional reception room measuring approximately 12'4" x 12'5". This versatile space is ideal as a more relaxed family room, a dedicated games room or even a separate dining room, depending on your needs.

The kitchen/dining room is another highlight, measuring approximately 15'10" x 9'9". With contemporary cabinetry, generous work surfaces, plethora of integrated appliances and space for dining, it's a sociable setting for everyday meals and entertaining. French doors provide direct access to the garden, creating a lovely connection between the house and outside.

A useful utility room and downstairs cloakroom add to the practicality.

Upstairs, the accommodation is arranged around a central landing, with four bedrooms and a family bathroom. The principal bedroom measures approximately 12'4" x 11'5" and benefits from fitted wardrobes and its own ensuite. The second bedroom is another generous double, measuring approximately 11'5" x 11'10", while the third bedroom measures approximately 8'11" x 13'1". The fourth bedroom, measuring approximately 8'4" x 8'4", offers flexibility as a single bedroom, nursery or home office. The family bathroom serves the remaining bedrooms, completing a practical layout that works well for families and guests alike.

Built in 2016, the property benefits from contemporary construction and modern-day comforts, making it a home designed around the needs of modern living.

Outside Oasis…
The garden is one of the largest on the development, offering a wonderful amount of outdoor space for family life and entertaining. A generous stone patio adjoins the house, creating the perfect setting for al-fresco dining and summer gatherings, while a substantial area of lawn provides plenty of room for children to play and enjoy the outdoors.



To the front, the property enjoys a particularly striking position as you arrive at Monks Meadow, with well-maintained communal green spaces and plentiful visitor parking adding to the appeal of the development.

There's also an oversized single garage, accessed via a personal door from the garden, with plentiful driveway parking to the front of the property.

Village Life...
Ardingly is one of Mid Sussex's most sought-after villages, surrounded by beautiful High Weald countryside and offering a wonderful blend of traditional village charm and modern-day convenience. With its welcoming community, local amenities and scenic surroundings, it's a lovely place to call home. The village has a traditional High Street with a village store, post office and the much-loved Fellows Bakery, alongside welcoming pubs including The Gardeners Arms. There's also a well-regarded primary school, making Ardingly an appealing choice for families.

For commuters, Haywards Heath mainline station is approximately four miles away, typically around a 10–15-minute drive, depending on traffic. The station provides regular direct services to London Victoria and London Bridge, as well as destinations along the South Coast, making it a convenient option for those travelling further afield.

With its attractive village setting, excellent access to the surrounding countryside and convenient connections to Haywards Heath, Ardingly offers a wonderful balance of rural living and everyday practicality.

The Finer Details...
Tenure: Freehold
Title Number: TBC
Local Authority: Mid Sussex District Council
Council Tax Band: G
Estate Charge:
Available Broadband Speed: Superfast (Up to 77mbps download)
Services: Mains gas, water, drainage, electricity (none tested)





