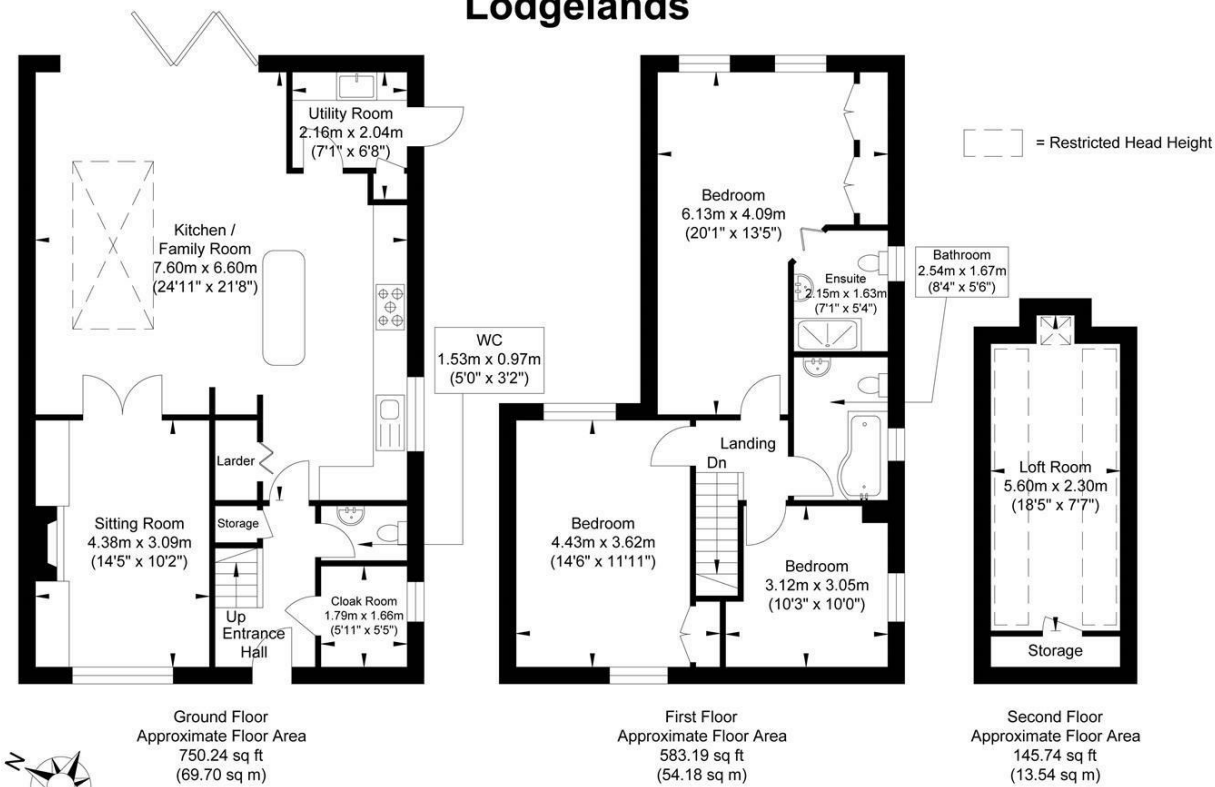


Lodgelands



2 Lodgelands, Ardingly, West Sussex, RH17 6SD

Guide Price £600,000 Freehold

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Things We Love...

- The incredible kitchen/family room – a fantastic open-plan space with a country-style kitchen, large island, dining area, comfortable sitting space and bi-folding doors opening onto the garden.
- The thoughtful extensions – the ground and first floors have been extended to create a home that feels genuinely designed around family life, with excellent proportions throughout.
- The beautiful 75ft garden – a wonderfully established garden with entertaining terrace, low-maintenance lawn, mature planting and a raised terrace enjoying the afternoon and evening sun.
- The impressive principal bedroom – a generous master bedroom with extensive fitted wardrobes, en-suite and direct access to the useful loft room above.
- The Ardingly lifestyle – countryside walks and footpaths on the doorstep, excellent local amenities and schools nearby, plus Wakehurst and Haywards Heath station within easy reach.

A superb, thoughtfully extended family home in a sought-after part of Ardingly, offered chain free. At the heart of the house is the fantastic open-plan kitchen/family room, with a country-style kitchen, large island, dining and sitting areas, bi-folding doors and views over the beautiful 75ft garden. With three generous bedrooms, two bathrooms, a useful loft room, study and separate sitting/playroom, there is excellent space for modern family life. All this, combined with countryside walks, village amenities, excellent schools and Haywards Heath station within easy reach, makes this a home we think buyers will fall in love with.

The Home...

From the entrance hall, the accommodation immediately feels practical and well considered, with stairs rising to the first floor and access to the principal ground floor rooms. At the front of the house is the sitting room, which is currently used as a formal reception room with bespoke fitted units. There is also a useful study, ideal for those working from home, together with a cloakroom.

The main event is undoubtedly the kitchen/family room, which has been created as part of the substantial rear extension. This is a fantastic room with a genuine sense of space and an excellent connection with the garden. The kitchen has a lovely country-inspired feel, with painted cabinetry, solid wood work surfaces, a large central island with breakfast bar seating, butler-style sink, range cooker and matching extractor hood, together with integrated appliances. There is plenty of room for a substantial dining table, while the sitting area at the far end provides a relaxed place to unwind. From here, the bi-folding doors open directly onto the rear terrace, bringing the garden right into the room and making this a particularly enjoyable space for entertaining. Above, a series of roof windows flood the extension with natural light, while the solid wood flooring runs throughout and adds warmth and character.

A separate utility room sits alongside the kitchen and provides useful additional storage, a sink and space for the washing machine and tumble dryer, as well as access to the garden. A useful pantry/larder and further storage complete the ground floor.

Upstairs, the first-floor extension has made a significant difference to the accommodation, creating a large principal bedroom rather than leaving the house with a compromised third bedroom. The main bedroom is a generous room with extensive fitted wardrobes, plenty of space for additional furniture and access to the loft room via a pull-down ladder.

Bedrooms two and three are both comfortable doubles, with bedroom two benefiting from fitted wardrobes and views across the rear garden. The outlook from the bedrooms has a lovely semi-rural quality, adding to the sense that this is a home surrounded by greenery rather than simply another suburban property. There are two bathrooms on this floor, including the en-suite to the principal bedroom. Both have been finished with a smart, contemporary feel, with the en-suite particularly appealing thanks to its rainfall shower.

From the principal bedroom, a pull-down ladder leads to the second-floor loft room. This useful additional space has a Velux window and could work particularly well as a hobby room, occasional guest space, teenager's retreat or home office. There is also potential, subject to the necessary consents, to consider relocating the bedroom door and installing a permanent staircase to create a more formal fourth bedroom arrangement.



The Garden...

The rear garden is another real highlight of the property and has been cleverly designed to provide a number of different areas. Immediately outside the kitchen/family room is a large paved terrace, providing the perfect setting for outdoor dining, entertaining and summer barbecues. We understand that this terrace was constructed with the potential for a conservatory to be added, should a future owner wish to explore this option.

The surrounding artificial lawn is particularly practical for family life, providing a usable area throughout the year with very little maintenance. Beyond this, a step leads to the more traditional lawned section, bordered by mature planting, hedging and raised beds which give the garden a wonderfully established feel. The garden extends to approximately 75ft, with the raised terrace at the far end enjoying the afternoon and evening sun. The elevated position also provides a pleasant outlook towards the neighbouring fields, reinforcing the semi-rural character of the property.

To the front, there is a gravelled driveway providing off-road parking, with a pathway leading to the front door. Established hedging and planting provide a good degree of privacy.

The Location...

Lodgelands is a particularly popular part of Ardingly, offering the best of village life with beautiful countryside close at hand. For those who enjoy walking, there are numerous public footpaths and rural walks nearby, making it easy to get out and enjoy the surrounding countryside directly from the house. Ardingly itself has a lovely community feel and a useful selection of everyday amenities. A short stroll away is The Fellows, a favourite local bakery and a great place to pick up bread, coffee and something rather more indulgent — their apple and cinnamon croissants are particularly worth trying. For an evening out, The Gardeners Arms is another local favourite, offering good food in a traditional pub setting.

One of the area's major attractions is Wakehurst, part of the National Trust, with its extensive gardens, woodland and countryside providing an exceptional local amenity. Ardingly Reservoir is also nearby and offers further opportunities for walking and enjoying the outdoors. For families, St Peter's CoE Primary School is within the village, while Ardingly College is close by and is one of the area's most renowned independent schools. The beautiful village of Lindfield is only a short drive away and offers an excellent selection of independent shops, cafés, pubs and other village facilities.

For commuters, Haywards Heath railway station is approximately three miles away, providing regular services to London Victoria and London Bridge, with journey times into London generally under an hour. The surrounding road network also provides convenient access towards Brighton, Crawley, Gatwick and the wider Sussex area.

