



The Poplars, Kilnwood Lane, South Chailey BN8 4AU

£525,000



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A wonderful & characterful TWO BEDROOM DETACHED BUNGALOW with PLANNING PERMISSION to add a large double bedroom and a second bathroom. Boasting spacious & versatile accommodation set in a tucked away location with secluded, pretty, wrap around gardens. Offering the joys of rural living but still with easy access to the delights of Lewes.

Sliding patio doors open into the porch which then leads straight into the 19'9 × 15'9 DOUBLE ASPECT LIVING ROOM which has an open fire and a feature chimney breast. Off the living room is the SEPARATE DINING ROOM with a window to side and opens onto the kitchen which has a dual fuel range. Also off the dining room is the OFFICE/STUDY which has shelving and a window & doors to the rear. Also off the living room is a hallway off which there are two spacious bedrooms, both with built in wardrobe cupboards, and a bathroom with double ended bath and a separate shower cubicle. Further features include oil fired central heating & double glazing.

The Poplars is situated in a tucked away position with two separate vehicular accesses – one is off Kilnwood Lane and through Festival Paddock and the second is via a turning marked Crockers, off the main road. The pretty & well stocked GARDENS wrap around the property with a plethora of greenery and shrubs including apple trees, fig tree, vegetable beds, grape vine, patio, lawn & decking. There are also TWO GARAGES.

- A CHARACTERFUL DETACHED BUNGALOW WITH PLANNING PERMISSION TO EXTEND TO PROVIDE A LARGE DOUBLE BEDROOM AND A SECOND BATHROOM SET IN A TUCKED AWAY LOCATION
- SPACIOUS LIVING ROOM, SEPARATE DINING ROOM, AND OFFICE/STUDY
- KITCHEN & UTILITY ROOM
- TWO BEDROOMS & BATHROOM
- OIL FIRED CENTRAL HEATING & DOUBLE GLAZING
- TWO GARAGES & PRETTY WRAP AROUND GARDENS WITH FRUIT TREES ETC
- FREEHOLD EPC D COUNCIL TAX BAND D LEWES





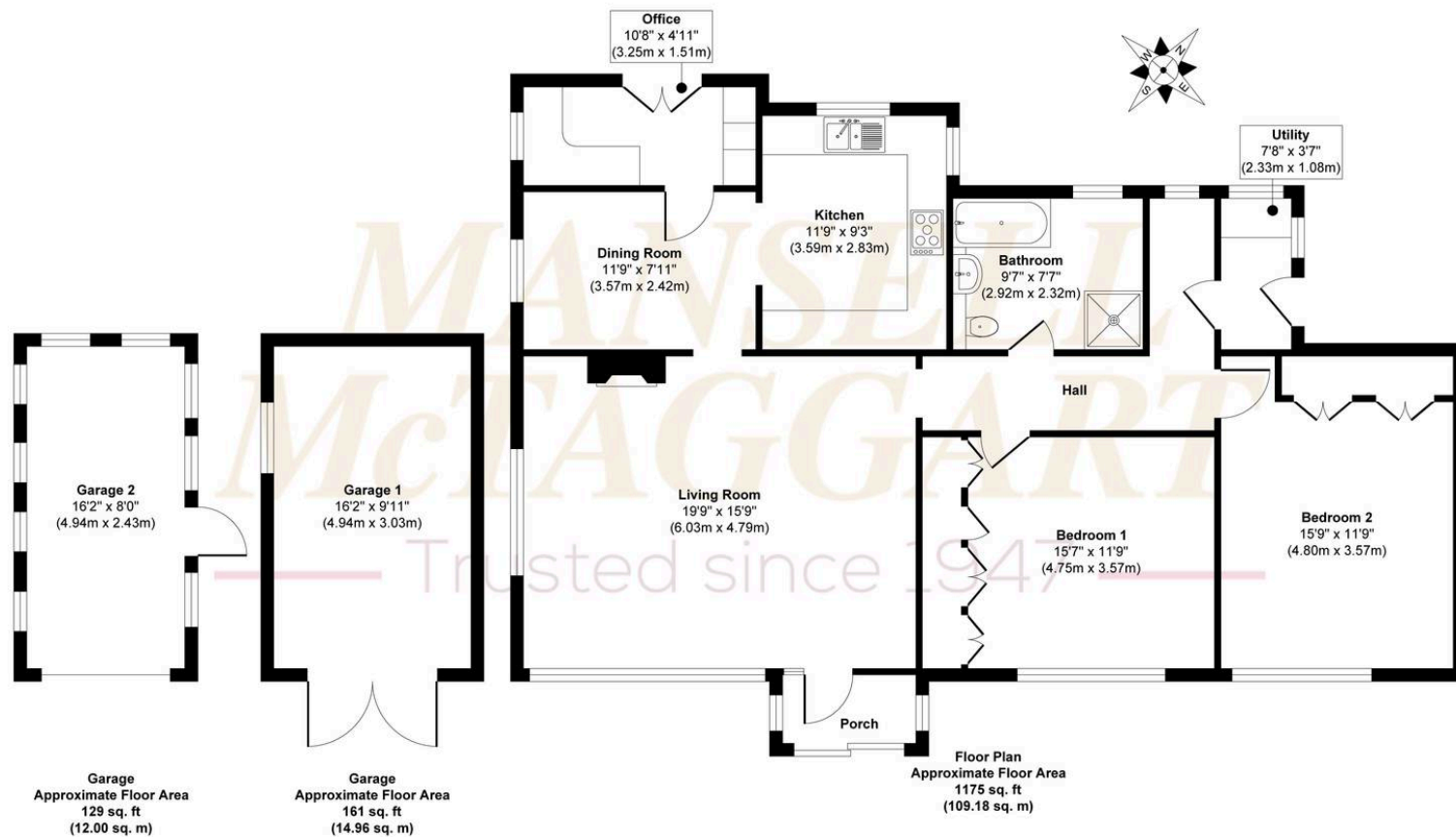
South Chailey is a popular rural village surrounded by open countryside, lying approximately four miles to the north of the lovely county town of Lewes and approximately six miles to the south east of Haywards Heath and 5 miles from Burgess Hill. The village amenities include a convenience store with post office facilities, a doctor's surgery and a well regarded nearby secondary school within walking distance.

The village of Chailey Green (one mile north) has a church, a pub and a primary school/nursery. Plumpton Green (two and a half miles to the south west) has a railway station as does Cooksbridge. The towns of Haywards Heath, Burgess Hill and Lewes all have extensive shopping centres. Fast rail services to London (Victoria and London Bridge both approximately 45 minutes) can be found at Haywards Heath.

DIRECTIONS: From our office on the green at Newick head west along the A272 in the direction of Haywards Heath until reaching North Chailey. At the second mini-roundabout turn left (south) onto the A275 in the direction of Lewes. Carry on down this road for a couple of miles going past the Five Bells Inn then into South Chailey itself. Kilnwood Lane is a turning on the left in the middle of the village – turn left here then left into Festival Paddock and The Poplars will be straight ahead



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Approx. Gross Internal Floor Area 1465 sq. ft / 136.14 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floor plan provided by Roots Property Marketing.

Produced by Elements Property

Mansell McTaggart Newick

Mansell McTaggart, 3a The Green - BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/newick

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