



12 Meadowsweet Drive



Welcome to 12 Meadowsweet Drive

Set within a sought-after modern development renowned for its strong community feel, this beautifully presented four bedroom family home offers refined living, generous proportions and an enviable village lifestyle, all within walking distance of the historic and highly regarded village of Lindfield.

The attractive frontage combines classic red brick with charming architectural detailing, complemented by a private driveway and a detached single garage. The setting is peaceful and family-oriented, with designated play areas and woodland walks on the doorstep, creating an exceptional balance between countryside living and everyday convenience.



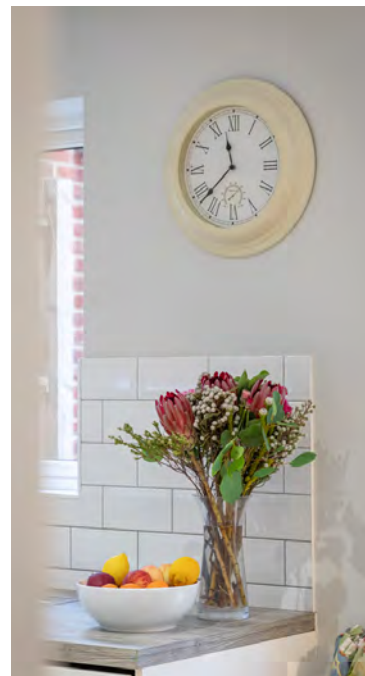


Space to relax

The ground floor has been thoughtfully designed to flow effortlessly while offering defined spaces for both entertaining and family life.

The elegant reception room provides a calm and inviting retreat, ideal for relaxing evenings or more formal occasions.





The heart of the home

At the heart of the home lies the impressive open-plan kitchen and dining space. Beautifully proportioned and flooded with natural light, this room is perfectly suited to modern living. Contemporary cabinetry, generous work surfaces and integrated appliances are paired with ample space for a large dining table, while French doors open directly onto the rear garden, seamlessly connecting inside and out.

A separate utility room with plumbing for a washing machine and separate dryer and larder offer excellent practical storage.





Upstairs

Upstairs, the sense of space and quality continues. The principal bedroom is a serene and generous suite, featuring bespoke fitted wardrobes and a sleek en-suite shower room finished to a high standard. The remaining three bedrooms are all well proportioned, beautifully decorated and filled with natural light, offering flexibility for family living, guests or additional workspace.

A contemporary family bathroom serves the upper floor, finished with timeless tiling and modern fittings.







Private Garden

Outside, the rear garden enjoys a north westerly aspect, making it ideal for afternoon and evening sun. A paved terrace provides a perfect setting for outdoor dining and entertaining, while the lawn offers ample space for children to play. The garden is well enclosed, private and thoughtfully arranged, with direct access to the detached garage and additional storage.





Out and About

Set against a beautiful rural backdrop of the High Weald, Heathwood Park is only 40 miles south of London yet this country lifestyle enjoys easy access to the quaint village of Lindfield offering a variety of local amenities including; butcher, greengrocer, coffee shops, pubs, restaurants, independent shops and church. Close by is Lindfield Common offering multiple activities including Football, Tennis and Cricket clubs to name a few.

Nearby there are several well regarded primary and secondary schools including Lindfield Primary Academy, Blackthorns Community Primary and Oathall Community College. Haywards Heath town is approximately 1.4 miles with a mainline railway station offering a fast and frequent service to London Victoria & London Bridge, Gatwick & Brighton.

The A23 lies just over 6 miles to the west providing direct access to the motorway network, Gatwick, Heathrow & the South Coast.

The Finer Details

HOME

- Detached, beautifully presented family home
- Large reception room with built in shelving & storage
- Sleek, modern integrated kitchen with large dining area with patio doors inviting the outside, in.
- Stylish principal bedroom with contemporary en-suite shower room
- Three further double bedrooms & family bathroom

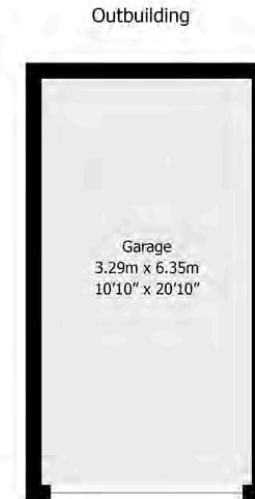
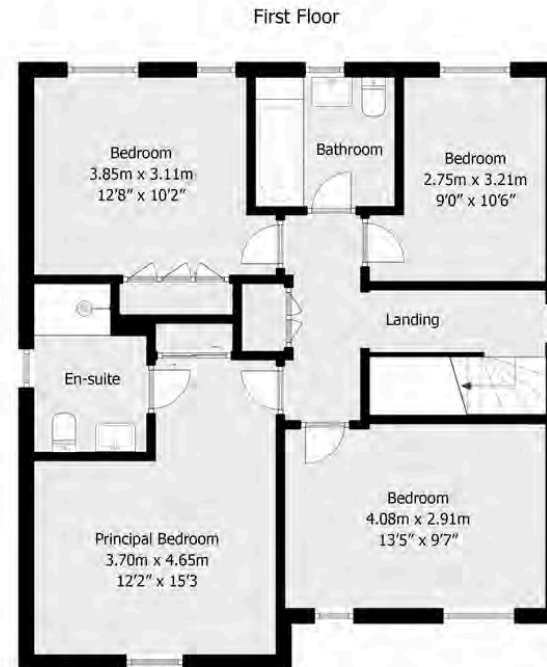
GROUNDS & LOCATION

- Attractive & low maintenance rear garden with year-round interest
- Single garage & driveway parking for multiple vehicles
- Short walk to the village high street of Lindfield
- Easy access to Haywards Heath Station offering excellent transport connections to Brighton & London
- EPC rating B & Council Tax Band F

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Meadowsweet Drive, Lindfield

Approximate floor area 165.8 sq m/ 1785 sq ft



Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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