



- Central yet tucked-away location close to the church, village green, pub and primary school
- Lovely countryside views from the first floor
- Dual-aspect lounge filled with natural light — perfect for relaxing and entertaining
- Separate dining room, ideal for family meals or a versatile playroom/home office
- Spacious kitchen/breakfast room with ample storage and workspace
- Handy separate utility room with direct access to the garden
- Principal bedroom with built-in wardrobes and modern en-suite shower room
- Private driveway with off-road parking and potential to extend (STPP)

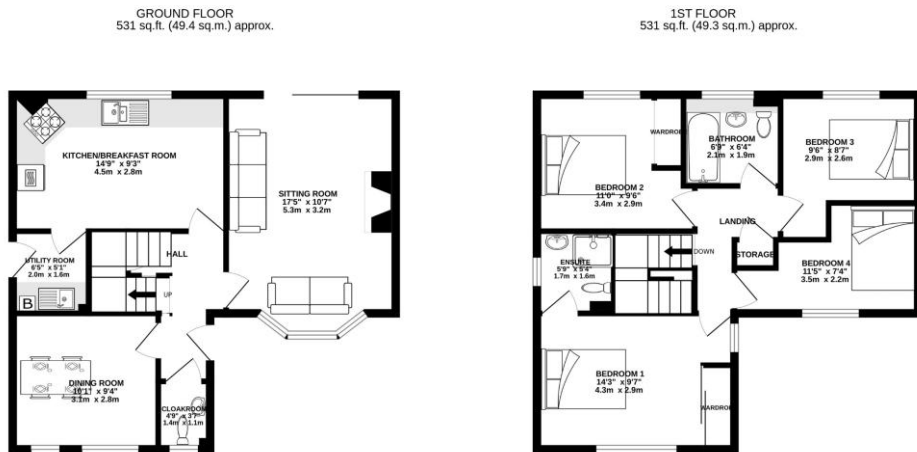
Tucked away in a peaceful position right in the heart of Scaynes Hill, this beautifully presented four-bedroom detached home enjoys a wonderful balance of convenience and tranquillity. Just moments from the village church, primary school, green and local pub, it's ideally placed for family life while offering a lovely, leafy outlook across open countryside from the first floor.

Inside, the generous accommodation is both welcoming and practical. A bright dual-aspect lounge is the perfect place to relax, while the separate dining room provides a versatile space for family meals or entertaining. The spacious kitchen/breakfast room is ideal for busy mornings, complemented by a handy utility room with direct access to the garden — perfect for muddy boots and paws. Upstairs, the principal bedroom features built-in wardrobes and a modern en-suite, while the turned staircase and airy landing add to the home's sense of space and character. There are three further bedrooms, accompanied by a family bathroom.

Outside, the private driveway provides ample parking, and the rear garden offers plenty of room to enjoy the outdoors. With potential to extend (STPP) and a prime village location, this is a home ready to enjoy today with exciting scope for the future.

**Tenure:** Freehold  
**Local Authority:** West Sussex  
**Council Tax Band:** E  
**Services:** Gas Water Electricity

**Disclaimer:** These particulars are for guidance only and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition, and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but should not be relied upon as statements of fact. Prospective purchasers should make their own inquiries and satisfy themselves of any matters of importance. No liability is accepted for any errors or omissions. Fixtures, fittings, and contents are not included unless specifically stated otherwise.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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