



'Broadhurst Stables' Broadhurst Manor Road, Horsted Keynes, RH17 7BG

Guide Price £1,000,000 Freehold



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EPC Rating: E and Council Tax Band: F

A stunning barn conversion situated in a rural location on the outskirts of the sought after Mid-Sussex village of Horsted Keynes. We believe the original barn was built circa 150 years ago and was sympathetically converted in 2018. The current owners have greatly improved the property inside and out over the last 12 months and the barn is presented in immaculate first class order.

- 4 Double Bedrooms, 3 Bath/Shower Room detached Barn Conversion
- Half Acre Plot with surrounding gardens + excellent mini Barn / Workshop / Potential for conversion into Home Office
- Oak framed double glazing + electric heating with new Heat Recovery Ventilation System
- Stunning open plan Kitchen / Sitting Room + 'Scan' wood stove
- Central Dining Hall with skylight
- Principle Bedroom with Dressing Room + En-Suite Shower Room
- Guest Bedroom + En-Suite Shower Room
- Adjoining Gym / Cinema Room + separate Family Bathroom
- Parking + lawned gardens, several seating areas + agricultural garden
- An area of outstanding natural beauty + historical interest + surrounded by ancient woodland
- Private upper decking + adjoining Store / Home Office + stunning views



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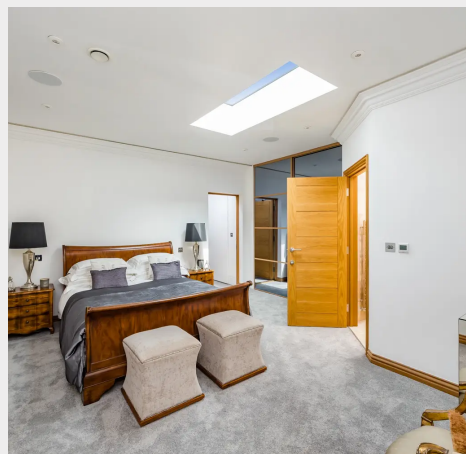
PLEASE WATCH VIEWING VIDEO

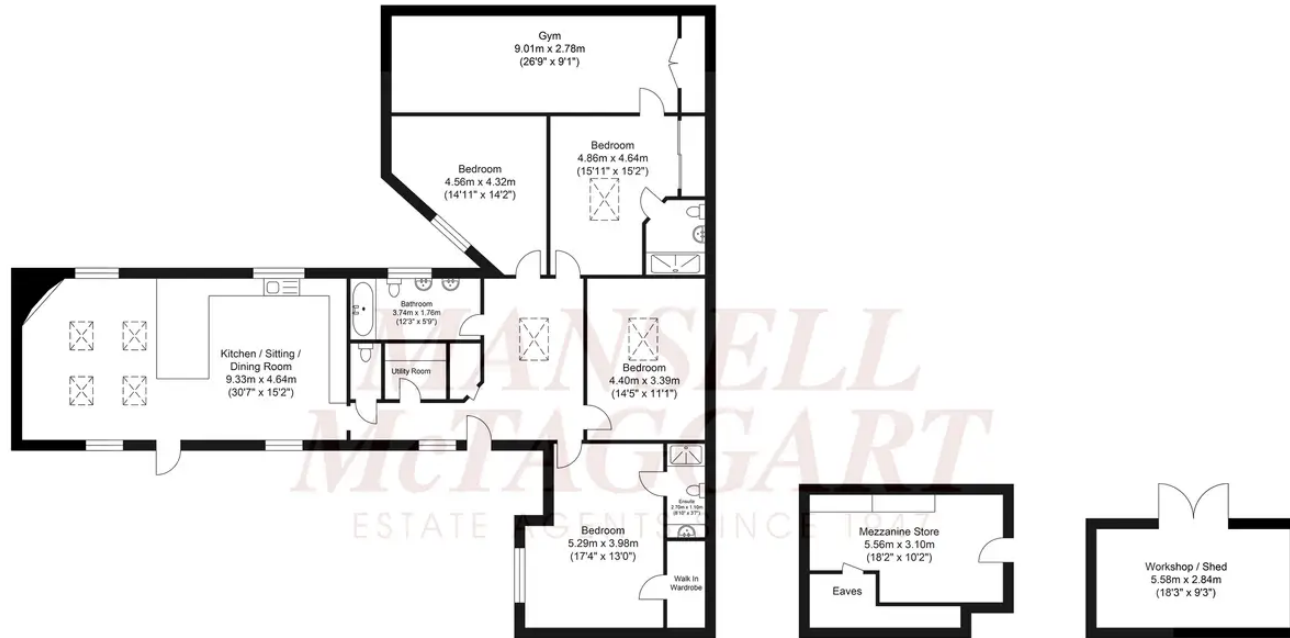
LOCATION

The property is situated in a truly delightful rural location approached via a long private lane, surrounded by open countryside. The villages of Horsted Keynes, Sharpthorne, Ardingly and Lindfield are all within easy reach. The larger towns of East Grinstead and Haywards Heath are both within easy travelling distance and provide a comprehensive range of shopping and leisure facilities. The property is ideally situated for exploring the delightful Sussex High Weald and beyond, with an abundance of footpaths and bridleways. Owners Note - From the property you can walk along the delightful bridlepath to the village centre. Church/School 20 minute walk

SCHOOLS: St Giles Primary School (2.8 miles), Oathall Community College Secondary School (6.3 miles). The area is well served by excellent independent schools including Cumnor House, Great Walstead, Ardingly College, Worth Abbey and Burgess Hill School for Girls.

STATION: Haywards Heath railway station (6.8 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Ground Floor
Approximate Floor Area
1934.81 sq ft
(179.75 sq m)

Outbuilding
Approximate Floor Area
219.47 sq ft
(20.39 sq m)

Outbuilding
Approximate Floor Area
170.60 sq ft
(15.85 sq m)

Approximate Gross Internal Area (Excluding Outbuildings) = 179.75 sq m / 1934.81 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

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