



## 'Stonybrook' Church Lane, Horsted Keynes, RH17 7AY

Guide Price £475,000 Freehold

Mansell McTaggart Lindfield



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**EPC Rating: D and Council Tax Band: D**

### **\* A CHARMING PERIOD COTTAGE \***

An extended 2 bedroom semi-detached period cottage of mid 17th Century origin situated in the old part of this beautiful Mid-Sussex village close to the central green and pubs with a sunny West Facing Rear Garden and wonderful views over the adjoining countryside. The accommodation comprises: An oak stable type side entry door into the **Kitchen** fitted with an excellent range of units - American cherry wood fronts and polished "emerald pearl" granite surfaces including inset sink, cupboards and drawers, part leaded glazed wall cupboards, oil fired Aga with 2 ovens, storage cupboard, fridge freezer space, "Fired Earth" wall tiling, slate flooring. There is a separate re-fitted **Utility Room** with space for appliances. **Sitting Room** with feature fireplace, built in multi fuel stove, slate hearth and oak surround, exposed beams opening through to a **Dining Area** where a staircase rises to the first floor, door into the rear extension which is used as a charming double aspect **Living Room** with French doors opening onto the garden. There is a ground floor **Study** which in turn leads through to the **Cloakroom/WC**.

On the **First Floor** there are **2 Double Bedrooms**, the principle room is considered large enough to sub-divide creating a 3rd bedroom plus there is a **Family Bathroom** re-fitted with a contemporary white suite with shower/bath, screen, power shower control, vanity basin with "Baltic brown" polished granite surround, low level WC and underfloor heating.



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**OUTSIDE** - Traditional cottage gardens at the front with flower beds, shrubs, honeysuckle and climbers adorning the front elevation, gravelled **Parking Area** and side gate. The **60ft Rear Garden** backs directly onto open countryside. The gardens include a stone patio, an area of Astroturf, swimming pool (which could now use some updating), decked surround, 8' x 8' garden shed, 8'6 x 8' summerhouse, lighting points and water tap.

**LOCATION** - The property is situated in this idyllic position down a quiet no through lane just off the village green in this sought after village and enjoys excellent rear views across neighbouring fields. The village has a store providing daily needs together with a sub post office, highly regarded primary school, 2 pubs plus social and tennis clubs. The village is pleasantly surrounded by rolling Sussex countryside interspersed with numerous footpaths and bridleways linking with neighbouring districts. Nearby Haywards Heath town offers a more comprehensive range of shopping facilities and eating establishments as well as leisure facilities and mainline railway station.

**SCHOOLS** - St Giles Primary School, Horsted Keynes (0.1 miles), Oathall Community College Secondary School (4.4 miles). The local area is well served by several independent schools including; Great Walstead (3.6 miles) and Ardingly College (4.3 miles).

**STATION** - Haywards Heath mainline railway station (4.8 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





## Mansell McTaggart Estate Agents

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