



## Bough Cottage, 20 High Street, Ardingly, West Sussex RH17 6TD

GUIDE PRICE ... £365,000 ... FREEHOLD



**MANSELL  
McTAGGART**  
Trusted since 1947





A cosy 3 bedroom cottage of great character with a pretty south facing courtyard garden situated on the High Street in the heart of the village within a stone's throw of glorious countryside yet within an easy walk of the excellent Village primary school, Ardingly college, several pubs and the legendary village bakery.

- Character Grade II listed cottage in pretty village High Street
- 42' x 25' walled south facing courtyard garden
- Useful brick outhouse with lighting
- Kitchen/breakfast room with part vaulted ceiling
- Cosy sitting room with Inglenook fireplace
- 3 small double sized bedrooms and bathroom
- Gates into the garden with potential to park a small car
- Plenty of parking on High Street & village car park nearby
- Clean and very tidy order throughout
- Appears in very good order for a cottage of its age
- Within 50 yards of countryside
- Excellent village primary school
- Oathall Community College catchment (bus service)
- For sale with no onward chain
- EPC rating: C - Council Tax Band: D







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In accordance with the Estate Agency Act of 1979, please note this property is owned by an associate of Mansell McTaggart.

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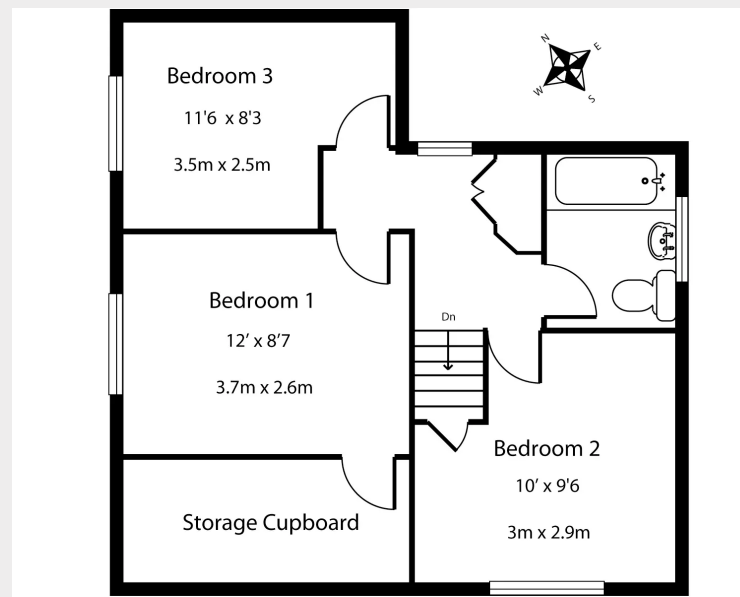
The cottage is situated on the east side of this bustling High Street and just to the north of the adjoining cottage is a lane that leads through to glorious countryside providing some wonderful walks across to Highbrook with links to the Bluebell Railway. Ardingly is surrounded by glorious countryside and there is a 180 acre reservoir located on the south west side of the village providing some great watersports. The cottage is located almost opposite the Village Post Office/store and there is a traditional artisan bakery just around the corner. The village primary school and nursery have a great reputation and children from the village go onto Oathall Community College in nearby Lindfield for which they get a school bus. Ardingly College is located on the southern edge of the village which is an independent co educational school for children of all ages right through to the 6th Form College. The nearby village of Lindfield is 2.5 miles to the south/east with its picturesque tree lined High Street whilst the town of Haywards Heath is 3 miles to the south where there is an extensive range of shops & restaurants in the town centre, a leisure centre and a railway station providing fast commuter services to London Bridge/Victoria 45 minutes, Gatwick Airport 15 mins & Brighton 20 mins.

**Distances:**

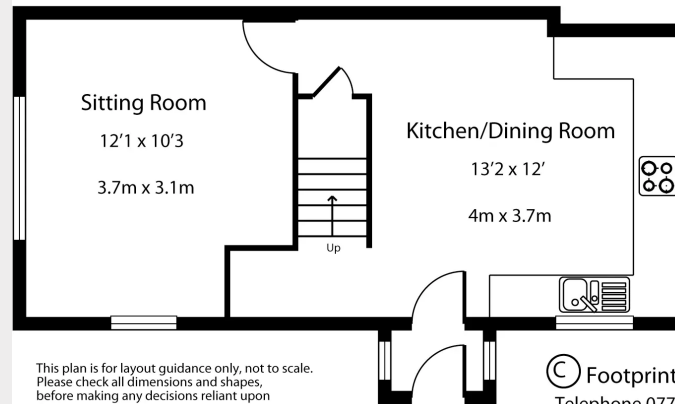
St Peter's Primary School - 500 metres, Ardingly College. 0.5 miles, Haywards Heath railway station. 3.5 and Gatwick Airport is about 12.5 miles to the north.







Approximate gross internal floor area: 712 Sq. Ft/ 66 Sq. M



This plan is for layout guidance only, not to scale.  
Please check all dimensions and shapes,  
before making any decisions reliant upon  
them.

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Telephone 07766524195

## Mansell McTaggart – Lindfield

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

01444 484084

[lind@mansellmctaggart.co.uk](mailto:lind@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/lindfield](http://www.mansellmctaggart.co.uk/branch/lindfield)