



'Leamlands' Cinder Hill Lane, Horsted Keynes, RH17 7BD

Guide Price £975,000 Freehold

Mansell McTaggart Lindfield



'Leamlands' Cinder Hill Lane, Horsted Keynes, RH17 7BD

A BEAUTIFUL GRADE II LISTED VILLAGE HOME

4 bedrooms, 3 reception rooms situated in a semi-rural location with surrounding private gardens.

House + Gardens provide a 0.5 acre plot

2 Driveways, generous Garage and gated access to circa 3.5 acres to the rear.

- Oak front door into Entrance Hall
- Triple aspect Sitting Room + feature Inglenook fireplace and double doors onto the rear garden
- Dining Room / Snug + door and stairs to first floor
- Lobby + ground floor Cloakroom/WC
- Kitchen / Breakfast Room + integrated appliances, feature double oven/plate Aga + stable door to garden
- Adjoining Utility Room
- Main House: First Floor landing + 3 Bedrooms
- Separate Family Bathroom
- From the kitchen stairs to separate first floor Bedroom / Guest Room + rear Sun Balcony with stairs down to garden
- Oil fired central heating + mostly new double glazing
- Spacious Driveways – parking for several vehicles + Barn/Garage
- Private lawned & wild gardens + chicken coop & duck pond

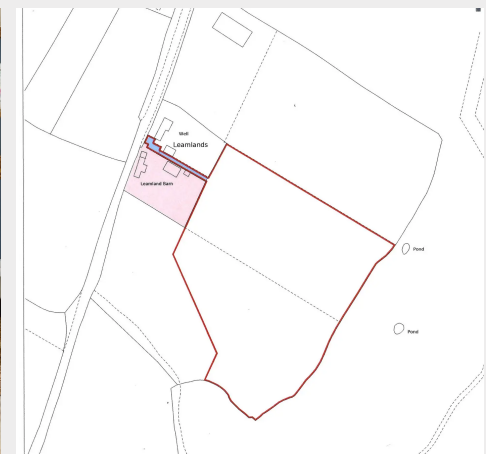
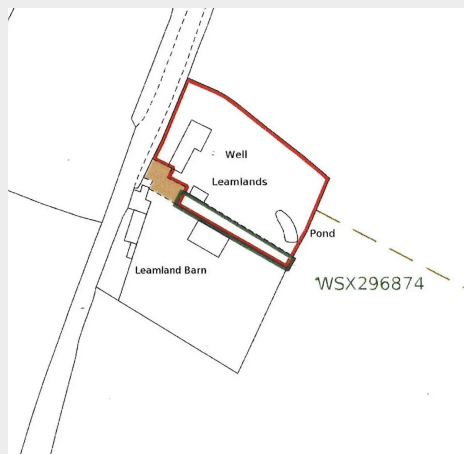


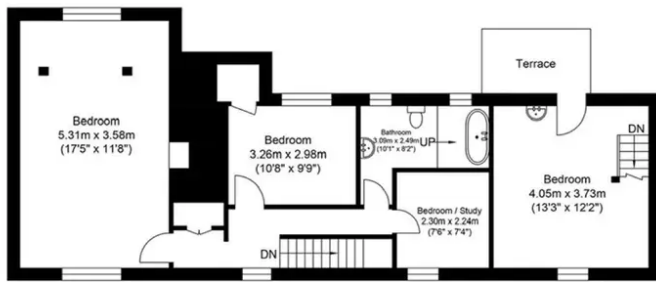
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LOCATION

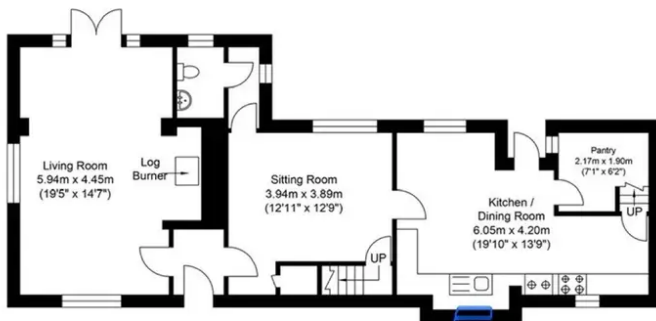
The property is situated along Cinder Hill Lane (continuation of Waterbury Hill) on the western outskirts of the popular village of Horsted Keynes. The area is also well served by numerous bridleways linking with the Bluebell Railway and Ashdown Forest. Horsted Keynes is one of Mid Sussex' prettiest villages with its Green, cricket field, tennis club and a village green with two pubs, a social club and the village store. The village has a highly regarded primary school and children from the village catch a school bus to Oathall Community college with its farm in nearby Lindfield village. Lindfield has a picturesque tree-lined High Street with a traditional range of shops, boutiques, restaurants, pubs duckpond and a large common which hosts several events throughout the year.

The local area has an excellent independent schools including Great Walstead, Cumnor House, Michael Hall Steiner Waldorf, Ardingly College and Worth. Haywards Heath Town Centre with its mainline railway station is about 5.5 miles distant. The other nearby villages and towns of Forest Road, West Hoathly, Ardingly and East Grinstead are all within a 10/15 minute drive.

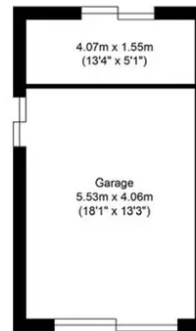




First Floor
Approximate Floor Area
733.99 sq ft
(68.19 sq m)



Ground Floor
Approximate Floor Area
750.99 sq ft
(69.77 sq m)



Garage
Approximate Floor Area
313.76 sq ft
(29.15 sq m)

Approximate Gross Internal Area-Excluding Garage = 137.96 sq m / 1484.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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