



## 2 Danehurst Cottages, Church Lane, Danehill, RH17 7EY

Guide Price £650,000 Freehold

Mansell McTaggart Lindfield



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**\*HIGHLY SOUGHT AFTER VILLAGE LOCATION\***

A charming 3 bedroom semi-detached Victorian cottage situated in a semi-rural premier location within the popular village of Danehill

- A tucked Back-2-Back village home with mature gardens on each side
- **Private Driveway** for 2 vehicles
- Potential for enlargement, if required (STPP)
- **Hallway** with stairs to first floor
- **Sitting Room** overlooking the garden with feature open fire and doors into the spacious **Family Conservatory**, brick / timber built (Amdega, 2000) 2 sets of doors onto the gardens, space for sofas plus dining table.
- Separate **Dining Room** with deep walk-in pantry and front window
- **Kitchen** re-fitted with a range of units at eye and base level, display cupboards, 4-ring electric 'Stoves' hob and oven, space for dishwasher / washing machine / fridge / freezer and side door
- **Sun Room** lean-to roof, stable door to garden, useful **Store** with **Cloakroom** high level WC
- **First Floor** landing with loft hatch
- **3 Bedrooms** (2 Doubles + 1 Single currently used as a Study)
- Generous **Family Bathroom** fitted with a white suite, enclosed bath, mixer tap, shower attachment, screen, low level WC, wash basin and side window
- Part cavity wall insulation + some double glazed / timber framed windows + electric storage heating



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**EPC Rating: F and Council Tax Band: E**

**Outside** - Gated entrance to paved **Front Patio** ideal for table and chairs, lawn (side Garden: 35' x 21') with mature hedging adjoining the **Driveway**. Access along the front of the house to the larger (52' wide x 32' deep) **South Garden** with further lawns, colourful plants, flowers, shrubs including Camellia and plum tree.

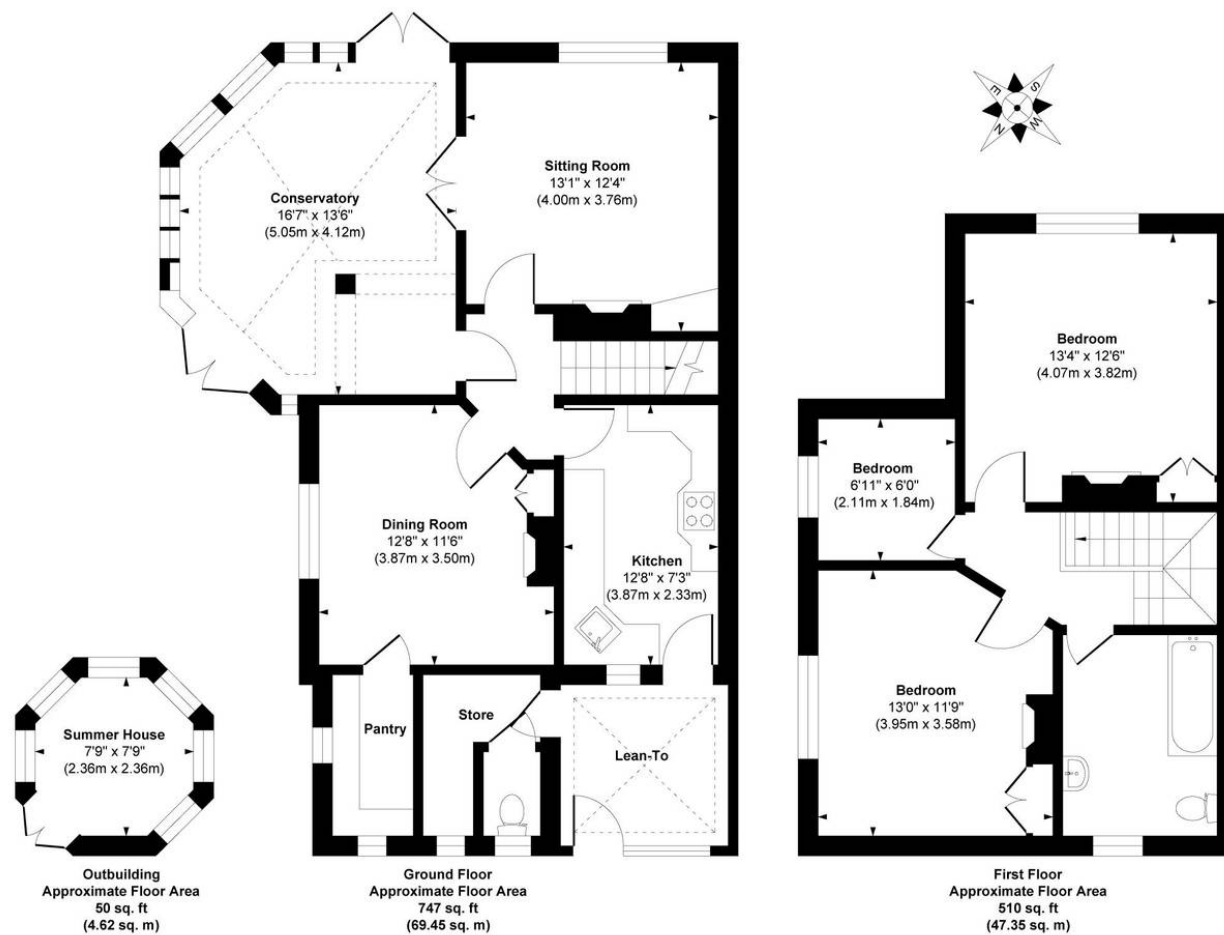
**LOCATION** - The cottage is situated in the heart of this rural Sussex village. Church Lane is one of the oldest parts of the village and is walking distance of the village Church and Primary school. The village is surrounded by some of the area's most picturesque countryside interspersed with footpaths / bridleways linking with the neighbouring districts and the Ashdown Forest. The neighbouring village of Horsted Keynes provides a local shop, Church, two public houses and Primary school.

**SCHOOLS** - The area is well served by excellent Independent schools including Cumnor House (1.2 miles), Great Walstead (4 miles) and Ardingly College (6 miles). The property falls into the catchment area for Chailey Secondary School (6.9 miles) in nearby South Chailey.

**STATION** - Haywards Heath mainline railway station (6.5 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

**DIRECTIONS** - Heading north on the A275 from North Chailey proceed though Sheffield Park. Turn left just after Heaven Farm into Church Lane and the cottage is located a few hundred yards up on the left.





**Approximate Gross Internal Floor Area 1307 sq. ft / 121.45 sq. m (Including Outbuilding)**

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## Mansell McTaggart Estate Agents

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