



## 2 East View Cottages, London Road, Danehill, RH17 7HS

Guide Price £675,000 Freehold

Mansell McTaggart Lindfield

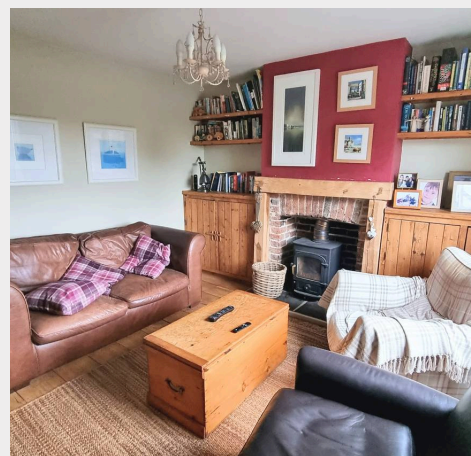


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**\*PLEASE WATCH VIEWING VIDEO\***

A charming semi-detached Victorian cottage built in 1890 with 4 Bedrooms, 3 Reception Rooms, 2 Bath/Shower Rooms + extensions in 2010 situated in the heart of Danehill with circa THIRD ACRE PLOT.

- **Reception Hall** + storage/Utility cupboard
- **Cloakroom/WC** fitted with a white suite
- Generous open plan family **Kitchen / Dining Room** with a range of fitted units, wood burning Rayburn with garden access
- **Family Room** with wood burner
- Separate **Sitting Room** with stairs to first floor and wood burner
- **First Floor** - split level landing and **4 Bedrooms**
- **Bedroom 1** high pitched vaulted ceiling with side Velux windows, airing cupboard and Juliette Balcony enjoying garden views. Open access into the **Bathroom** roll top white bath with shower attachment, low level WC and wash basin
- Separate white **Family Shower Room** low level WC, wash basin and walk-in shower
- The **West Facing Rear Garden** is a real feature of the house with full width patio, steps up to the shaped lawns, Outbuildings/ Studio/ Workshop and 7.3m x 2.8m Greenhouse, vegetable beds and a further expanse of lawns
- **Private Driveway** for 3 vehicles + detached **Garage/Workshop** with first floor built in 2012
- Village location walking distance of open countryside, Primary School and popular local pub
- Double glazed windows + Rayburn and Solar providing central heating / hot water



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

### LOCATION

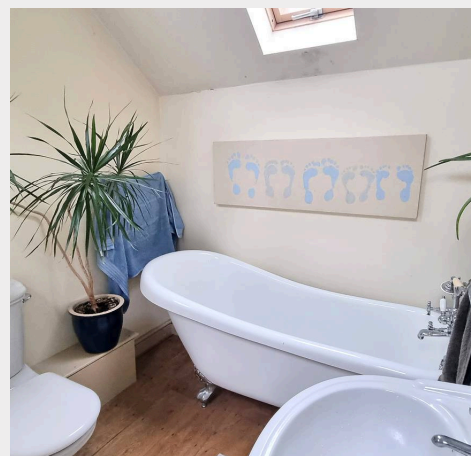
This charming home is situated in the heart of this rural Sussex village and is a short walk of the village Church, Pub and Primary school. The village is surrounded by some of the area's most picturesque rolling countryside interspersed with footpaths and bridleways linking with the neighbouring districts and the Ashdown Forest. Nearby Horsted Keynes provides a local shop, Church, two public houses and Primary school. Comprehensive shopping can be found in Haywards Heath, East Grinstead, Lewes and Brighton.

### SCHOOLS

There are some excellent independent schools nearby including Cumnor House (1 mile), 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 (6.5miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





**Approximate Gross Internal Floor Area 2119 sq. ft / 196.80 sq. m (Including Outbuilding & Garage)**

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## Mansell McTaggart Estate Agents

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