



The Thatched House

The Street, Bolney, West Sussex, RH17 5PJ

Batcheller
Monkhouse

THE THATCHED HOUSE

A charming and well presented Grade II Listed thatched house of great character set within the popular village of Bolney

- Entrance Lobby
- Sitting Room/Dining Room
- Kitchen/Breakfast Room
- Study Area
- Bathroom

- Master Bedroom with En Suite Bathroom
- Guest Bedroom with En Suite Cloakroom
- Two Further Bedrooms
- Outbuildings including a modern Stable Block and Single Garage
- Gardens of just under 0.75 acres



AMENITIES

The Thatched House is situated within the village conservation area of Bolney which offers a local shop and post office, public houses and popular primary school. Haywards Heath (approximately 5.5 miles) is the nearest town, offering a good range of High Street stores and a major brand supermarket together with bars and restaurants and a mainline train station offering a fast commuter service to London (Victoria and London Bridge) in approximately 45 minutes. Brighton (approximately 14 miles) is easily accessible and is the regional centre for shopping and provides many amenities including restaurants, cinemas and a theatre. Gatwick (approximately 16 miles) is reached easily via the A23 and M23 which continues to the M25 providing a link to the national motorway network. There are many state and private schools in the area and the surrounding countryside provides many opportunities for walking and riding.

DESCRIPTION

The Thatched House is a Grade II listed property believed to date from 1450 presenting attractive timber and brick elevations underneath a thatched roof. Throughout the property are a wealth of period features and the house is presented in extremely good condition throughout. The main features include:-

- Spacious entrance hall lined with book shelves.
- Large Sitting/Dining Room with exposed beams, attractive inglenook fireplace and views over the gardens to the front and rear.
- Kitchen/Breakfast Room with country-style pine kitchen having formal units, Bosch double oven with gas hob and extractor over, quarry-tiled floor and stable door to the gardens.
- Useful Study Area with staircase leading to the first floor.
- Generous Bedrooms and well appointed Bathrooms.
- The layout of the accommodation together with approximate measurements can be seen on the floor plan on page 4.





OUTSIDE

The Thatched House is approached via a gravel drive to the front with parking for several cars and there is a separate drive off the lane leading to a single garage. To the front of the house is a large pond with an overhanging weeping willow and a gravel path leads to the front door. The garden to the front is laid mainly to lawn with many pretty flowering plants, mature trees and shrubs. To the rear the gardens are laid mainly to lawn with a large sun terrace and useful workshop. There are many mature specimen plants and trees including rhododendrons, maple and beech trees. From the front drive a further drive leads to the side of the rear garden to a modern stable block built to a high specification with clay tiled roof providing two loose boxes, a hay barn and tack room. There is a block paved hard standing to the front and post and rail fencing surrounding. The stable block could provide many uses, subject to planning, including possible office or annexe accommodation. In all the gardens measure just under 0.75 of an acre.

DIRECTIONS

Travelling east on the A272, pass under the A23 and take the second turning on the right into The Street at Bolney. Continue up The Street to the top and the property will be found on the left hand side, on the north side of the village.

Additional Information:

Local Authority: Mid Sussex District Council.

Tel. 01444 458166 www.midsussex.gov.uk

Services: Mains water, electricity, Oil central heating, mains drainage.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number WSX7656

PRICE GUIDE: £925,000

VIEWINGS

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

Battle
01424 775577

battle@batchellermunkhouse.com

Haywards Heath
01444 453181

hh@batchellermunkhouse.com

Pulborough
01798 872081

sales@batchellermunkhouse.com

Tunbridge Wells
01892 512020

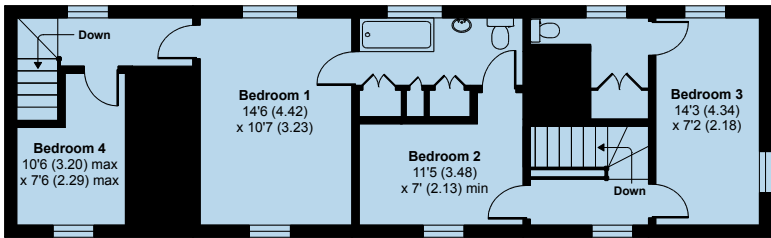
twells@batchellermunkhouse.com

London
Mayfair Office

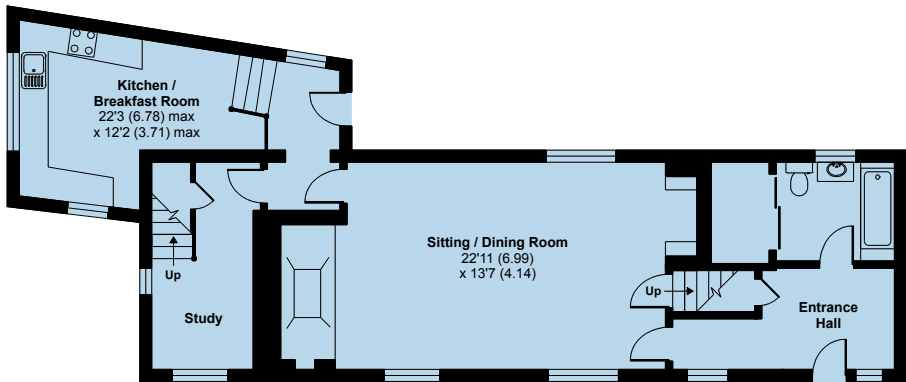
mayfair@batchellermunkhouse.com

The Thatched House, The Street, Bolney, Haywards Heath, West Sussex, RH17 5PJ

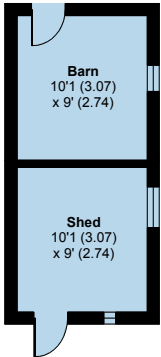
APPROX. GROSS INTERNAL FLOOR AREA 1676 SQ FT 155.7 SQ METRES



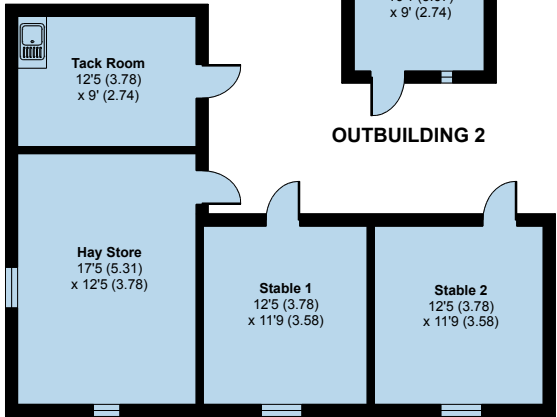
FIRST FLOOR



GROUND FLOOR



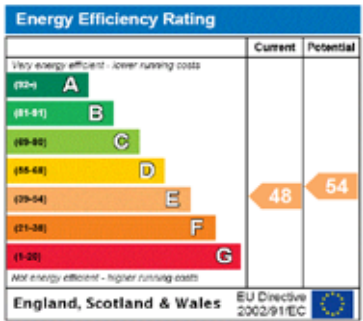
OUTBUILDING 2



OUTBUILDING 1

This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

Copyright nichecom.co.uk 2011 Produced for Batcheller Thacker REF : 156465



NOTE:

Batcheller Monkhouse give notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

