



Holly Cottage, Boxs Lane, Danehill, Haywards Heath, East Sussex, RH17 7JG

Howard
Cundey

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Hidden away in the beautiful village of Danehill is this "Hansel and Gretel" style 3 bedroom detached cottage with wonderful landscaped gardens with a piece of woodland. There is potential to extend and possibly to create an annexe.

- Detached Cottage
- 3 Bedrooms
- 3 Reception Rooms
- Conservatory
- Potential to Extend STPP
- Double Garage
- Workshop
- Large Gardens
- Woodland and Stream
- Village Location

Guide Price
£750,000 - £775,000





DESCRIPTION

Situated in the beautiful village of Danehill and within easy reach of the mainline train stations to London at East Grinstead and Haywards Heath, is this wonderful character "Hansel and Gretel" style cottage situated in a wonderful secluded position surrounded by woodland and down a country lane.

On walking down the pathway, having parked up your car in the ample driveway, you are greeted by a most wonderful garden with a vast array of flowers and shrubs.

On opening the door, you walk into the kitchen where there is a wide range of base and wall units giving decent storage with space for an oven and space for a dishwasher, washing machine and fridge freezer. With the beautiful view of the garden you would volunteer to do the washing up. Off the kitchen is the dining room with a beautiful feature Rayburn and delightful parquet flooring. A door leads to the side of the property. Through to the family room, there is space for coats, books, a desk and a piano and acts as a fantastic social hub of the home. Off the family room is the living room with a multi-fuel stove making this a warm and cosy snug. To the rear of the property, with views of the rear garden and woodland, is a large conservatory - perfect for eating out in and for enjoying the garden in all weathers. There is ample space for a suite and also for a table and chairs. Often the owners will spend their morning and evening eating in the room and enjoying watching the birds and other wildlife that come into the garden.

On the first floor there is the good sized family bathroom with a bath with a power shower over, w.c and a wash hand basin with a beautiful stain glass window to the front. There are three double bedrooms with one bedroom having sliding wardrobes to create good sized storage.

Please note that several years ago the owners looked into extending into the loft and have plans drawn up to show how this could be done and would create a fourth bedroom with an en-suite as the loft space is of a decent size.

The whole house has a real warmth and kindness to it that really doesn't just feel like any house but a real home that would be perfect for any family.

A viewing to appreciate the accommodation on offer and the further potential is highly recommended.

OUTSIDE

Absolutely beautiful - a real hidden oasis of tranquility and relaxation. The gardens could not be described better.

To the front of the property there is a private drive leading to the parking area and the detached garage with a separate drive leading to

the garage/workshop below where there is potential to convert into an annexe. The front garden has a wide range of plants and shrubs and has been landscaped in the style of an English country garden; brick paths lead you in different directions with the main path leading to the front door. To the sides of the garden there has been further landscaping and to the rear of the property there is an area of lawn leading off into your piece of private woodland with a small stream.

The whole garden is absolutely delightful and the current owners have mentioned it is fantastic having family and friends round for entertaining and also for children to play, they love the woodland, although quite often it is nice to just take a book and a chair down to the bottom of the garden and watch the stream and enjoy the tranquility.

LOCATION

Danehill is a popular and favoured village which offers a well regarded primary school and parish church. The nearby villages of Horsted Keynes, Forest Row and Nutley provide daily amenities with a diverse selection of shops in Forest Row and village stores in Horsted Keynes and Nutley. Haywards Heath is the nearest major town and offers a fast and frequent rail service to London (London Bridge, St Pancras and Victoria). Other towns include East Grinstead, Uckfield, Lewes and Crowborough.

Many outstanding schools, both private and state, are located within the general area including Cumnor House, Brambletye, Ardingly College, St Leonards Mayfield, Burgess Hill Girls, Chailey School, Haywards Heath college and the primary schools of Danehill and Nutley. The M23/M25 with links to Gatwick and Heathrow airports are easily accessible. The coastal towns of Eastbourne and Brighton, the latter in its own right with extensive shopping facilities including "The Lanes", can be reached by car or public transport.

Ashdown Forest offers 6,400 acres of heath and woodland and provides an excellent place for countryside walks, scenic landscape and riding (by permit). The Bluebell Railway is nearby as well as the world famous Pooh Bridge - where you can play 'Pooh Sticks' - as mentioned by A. A. Milne in his Winnie the Pooh stories. There are a number of highly regarded golf courses, cricket clubs, stately homes, and for those enjoying time on the water, Ardingly and Weir Wood reservoirs are within easy reach.

ROUTE TO VIEW

From the centre of Forest Row, proceed south along the A22 towards Wych Cross. At Wych Cross, turn right onto the A275 (signposted Lewes) and continue for approximately 2.3 miles. As you enter the village take a left-hand turn into School Lane, just after the village hall. Continue along this lane, passing the school on your right, continuing up the hill and turning to left into Coach and Horses Lane. Continue along the lane and take the right-hand turn into Boxes Lane. The property can be found on the left-hand side within 200 yards.





GROUND FLOOR
APPROX. FLOOR
AREA 846 SQ.FT.
(78.5 SQ.M.)



GARAGE
APPROX. FLOOR
AREA 415 SQ.FT.
(38.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.8 SQ.M.)

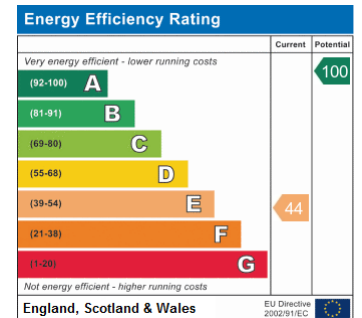


LOWER GARAGE
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2194 SQ.FT. (203.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SKETCH ROOM LAYOUTS - FOR IDENTIFICATION ONLY - Measurements and location of rooms, windows, doors etc is approximate and should not be relied upon - © Howard Cundey



The full EPC is available on request.

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