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# Birch Grove, Horsted Keynes, Haywards Heath

Offers In Region Of £350,000

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Tucked away behind a gated entrance, this delightful property offers the perfect balance of charm and functionality. A gravel pathway leads to the main entrance at the side of the home, framed by beautifully maintained hedging and mature shrubbery for added privacy.

The front garden is a tranquil space to relax, well-presented with established planting, and beyond the garden wall, you'll enjoy far-reaching countryside views.

Stepping inside, you're greeted by a small entrance hallway. To the right is a professional studio, this room benefits from beautiful bifold doors opening onto the patio, with a Velux window above, making it a peaceful and light-filled spot to work creatively. To the left of the hallway is a well-equipped kitchen, offering ample storage and worktop space. Warm wood panelling across the ceiling adds a cosy, rustic touch, and a large window over the sink floods the room with natural light, creating a bright and welcoming atmosphere.

Flowing from the kitchen, the dining area is perfect for enjoying family meals. An exposed stone feature wall and wood panelling lend the space a cosy and characterful feel. Beyond the dining room is the living room – a true retreat. Exposed oak beams and a brick feature wall surrounding the fireplace create a warm and homely ambiance. Large windows fill the space with light, making it inviting and comfortable.

Upstairs, you'll find the main bedroom with dual-aspect windows and an arched ceiling, making it an airy, relaxing haven.

The family bathroom features a shower over the bath and provides access to generous loft storage.

This much-loved home is full of character and has been well maintained over the years. While it would benefit from some minor cosmetic updates, it offers a truly unique lifestyle opportunity in a charming and peaceful setting.

Birch Grove, Horsted Keynes, is located within the High Weald Area of Outstanding Natural Beauty (AONB), with plenty of opportunities for country walks. It sits approximately 8.4 miles from Haywards Heath and approximately 7 Miles from East Grinstead, both offering a range of shopping facilities and amenities, both towns offer mainline stations with services to London Bridge and Victoria.



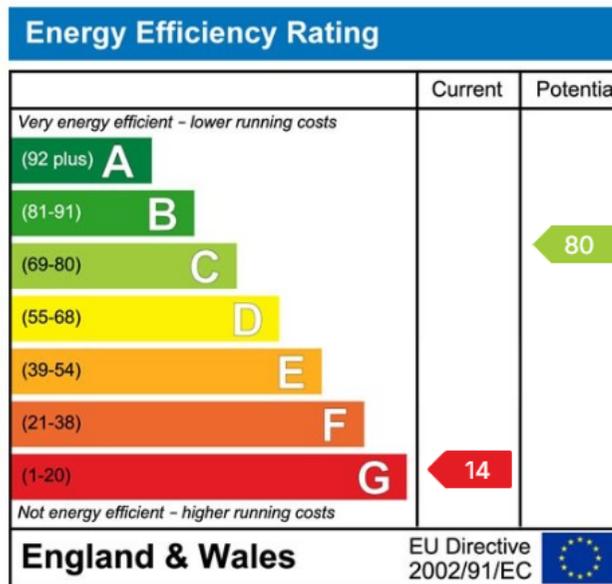
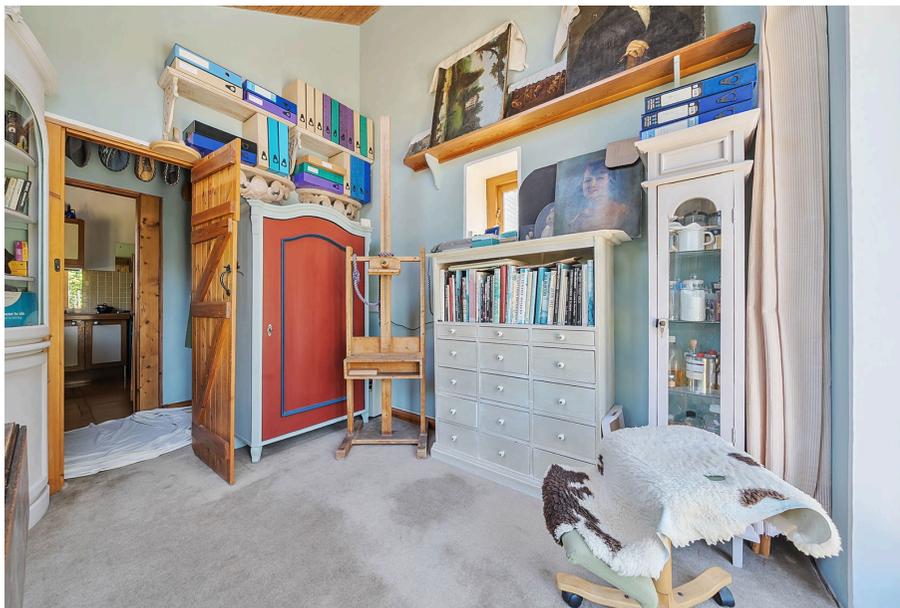
**Whitecat Cottage, Birch Grove, Horsted Keynes, Haywards Heath, RH17**

Approximate Area = 684 sq ft / 63.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for K&M Property. REF: 1281815

- 1 Bedroom
- Professional Studio
- AONB
- Open Fireplace
- EPC G
- Semi Detached Cottage
- Spectacular Views
- Oil Fired Heating
- 2 Reception Rooms
- Council Tax D



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