



Haywards Heath Lettings Branch, 1 Park Parade, Haywards Heath, West Sussex RH16 4LX  
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**TWYFORD LANE, BIRCH GROVE  
HORSTED KEYNES, WEST SUSSEX, RH17 7D  
£2,450 MONTHLY**



**BORDERS OF ASHDOWN FOREST | RURAL LOCATION | SANDSTONE PERIOD PROPERTY  
| MASTER BEDROOM WITH EN SUITE | DRIVEWAY PARKING | ENCLOSED GARDEN  
| FINISHED TO A HIGH STANDARD | GARDENING SERVICES INCLUDED (stc) | AVAILABLE NOW**

To arrange a viewing call **01444 450528** View details online at [henryadams.co.uk](http://henryadams.co.uk)

**Residential** / Commercial / Rural / Development / Auctions

Henry Adams Lettings are delighted to offer this stunning four bedroom period house set in an enchanting rural location in the picturesque Sussex countryside, on the edge of Ashdown Forest. EPC Rating - C

This property retains many original features including beautiful wooden framed windows, quarry tiled flooring, exposed ceiling timbers and open fireplaces (not all working). The property comprises a spacious entrance hall through into the kitchen/breakfast room which boasts a tremendous amount of character with its hand crafted cabinets and draws, double oven AGA, exposed stone wall and patio doors out to the rear courtyard garden. Through from the kitchen there is a large and airy dining room featuring a wood burner with a marble surround. Off the entrance hall is a separate cloakroom and there are two steps up to the beautifully decorated, double aspect living area with a fireplace and wood burner and patio doors leading out to a decking area in the rear courtyard.

The master bedroom is located downstairs and has a vaulted ceiling with an attractive wall and ceiling beams. This bedroom comes with an en suite bath/ shower room which showcases a striking arch window. Upstairs there are three well proportioned bedrooms and a surprisingly spacious family bathroom with a white suite.

The house is accessed via a lane and there is a driveway offering parking for two vehicles. The rear courtyard features a selection of plants and shrubbery. From the courtyard there is access to a separate utility room/boot room/wash room (this room can also be accessed from inside the house). To the side of the house there is a small outbuilding and garden predominantly laid to lawn and privately enclosed by a fence and hedge border with an array of trees and shrubbery.

The property has oil fired central heating, private drainage and is surrounded by Ashdown Forest with plenty of areas for long walks and stunning views.

Council Tax Band - G

#### **Hallway**

Spacious hallway with quarry tiled flooring.



#### **Cloakroom**

Cloakroom with separate WC.

**Kitchen**

Hand crafted wooden units with butler sink and AGA oven.

**Dining room**

Bright and airy room with panelling and wood burner.

**Living room**

Dual aspect living room with original wooden floor.



**Master bedroom**

Dual aspect master bedroom with fitted wardrobe.

**Landing**

First floor landing area with built in linen cupboard.

**Bedroom two**

Well proportioned bedroom.

**Bedroom three**

Double bedroom with fitted wardrobe.



**Bedroom four**

Well proportioned bedroom with built in storage cupboard and fireplace.

**Main bathroom**

Family bathroom with bright white suite.

**En suite to master bedroom**

Stylish and well appointed en suite bath and shower room.



**Garden**

Attractive gardens, with area laid to lawn, established trees/shrubs/plants, raised decked seating area off the living room and courtyard area to the rear.

**Location**

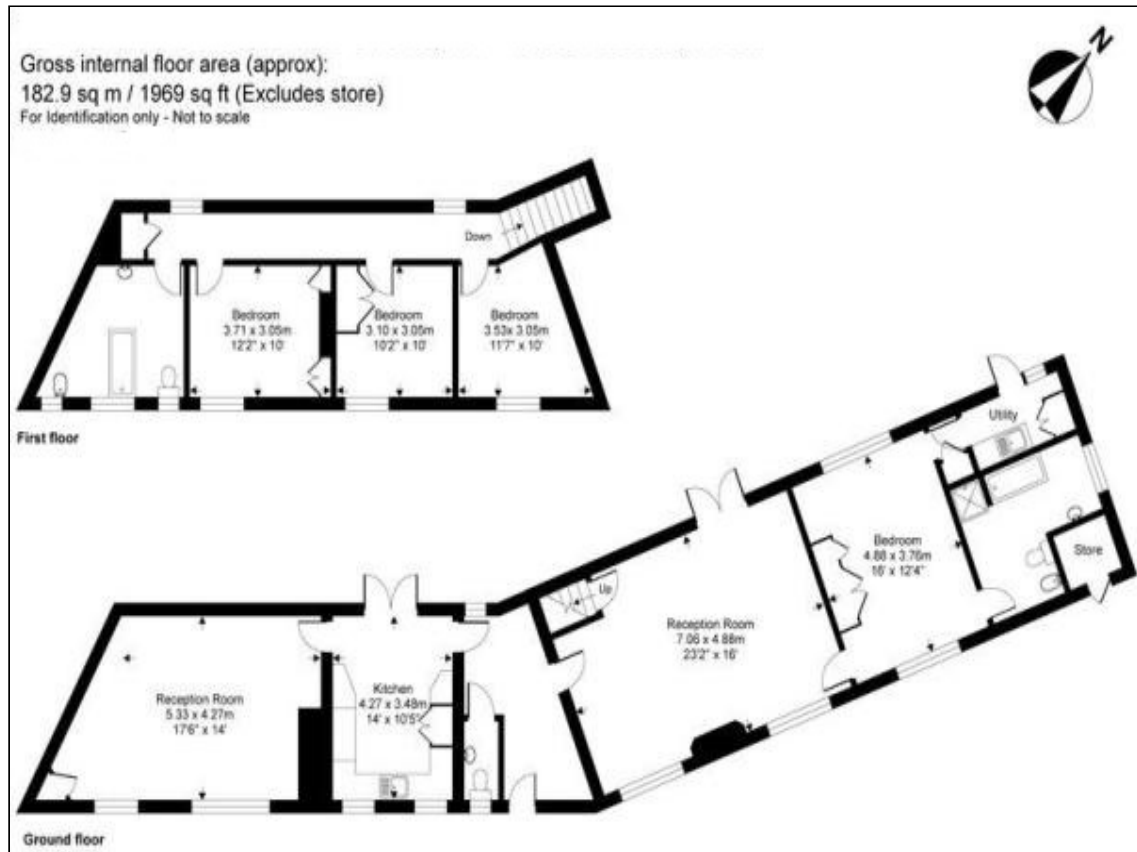
The hamlet of Twyford lies approximately 3 miles to the north of Horsted Keynes, on the edge of Ashdown Forest. Horsted Keynes offers a local shop and primary school. For a greater range of shopping facilities the property is located approximately halfway between Haywards Heath and East Grinstead. Forest Row (2 miles away), also provides a wide choice of shops, restaurants and a petrol station.

From Haywards Heath there is a fast rail service to London (Victoria and London Bridge). The property is also well located for access to Gatwick Airport and the M23.

There are a number of highly regarded private schools locally including Cumnor House and Brambletye.

**Pet disclaimer**

Should the Landlord of this property agree for pets to be considered before or during the Tenancy, Tenants are advised that there will be an increased monthly rent of £15pcm for the first pet, and a further £10pcm for each additional pet thereafter. This amount will be non-refundable at the end of the tenancy as it will form part of the monthly rental amount and is not a deposit.



**Important Notice**

For clarification, Henry Adams wish to inform prospective tenants that these lettings particulars have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that any of the services, appliances, equipment or facilities are in good working order. Any area, distances or measurements referred to are given as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a let please contact this office for further information. All measurements are approximate and should not be relied upon for carpets or furnishings. Photographs within our detailed particulars/brochure may include lifestyle and or local views pictures. Also there may be internal/external photographs including chattels not included with the property for let.

**For more information or to view this property please contact  
Henry Adams  
1 Park Parade, South Road Haywards Heath  
West Sussex, RH16 4LX**

# Energy performance certificate (EPC)

|                                                                                |                           |                     |                          |
|--------------------------------------------------------------------------------|---------------------------|---------------------|--------------------------|
| Twyford Cottage<br>Birch Grove<br>Horsted Keynes<br>HAYWARDS HEATH<br>RH17 7DJ | Energy rating<br><b>C</b> | Valid until:        | 30 March 2032            |
|                                                                                |                           | Certificate number: | 3432-1427-9100-0506-4296 |

Property type Detached house

Total floor area 133 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

**Additional fee information**

The quoted monthly rent does not include the deposit or other charges that might apply. For more details on our renting process, including our agency terms and conditions of business please visit <http://www.henryadams.co.uk/lettings/process-and-fees-horsham>

Details correct: 7th November 2025

**Directions**

If approaching from Wych Cross, drive down Hindleap Lane and turn left onto Twyford Lane. Continue down the lane until the fork with a red post box and turn right following the driveway down to the property.

Ref: 246007