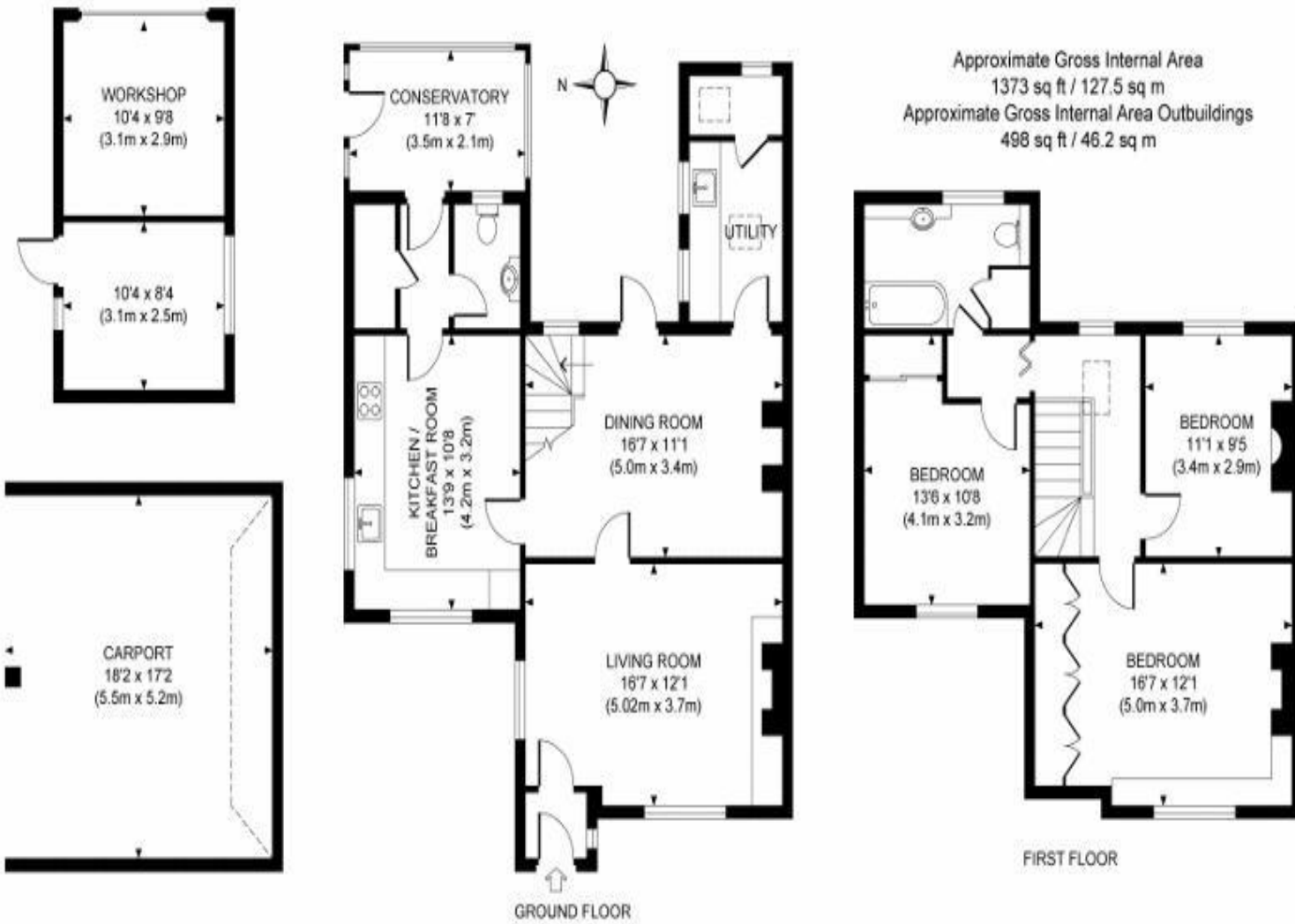


the floorplan...

PLEASE WATCH THE NARRATED WALK-THROUGH VIDEO
*A Victorian character cottage occupying an impressive and unique
0.3 acre plot to include a sandstone rockface in the Borde Hill
area on the town's rural northern outskirts*

125 Sandpit Cottages
Borde Hill Lane
Haywards Heath
RH16 1XP

Guide Price £675,000-£700,000
Freehold



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more details from...

call: Haywards Heath office: **01444 456431**

email: hh@mansellmctaggart.co.uk

web: www.mansellmctaggart.co.uk

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in brief...

- PLEASE WATCH THE NARRATED WALK-THROUGH VIDEO
- Semi-detached character cottage on 0.3 acre plot
- Fascinating garden with sand stone rock face backdrop
- Semi rural location on the northern outskirts of town opposite Borde Hill gardens & parkland
- Owned by the same family since 1986
- Extended in 1987 with great potential for further enlargement and/or loft conversion STPP
- Living room and separate dining rooms with fireplaces
- Kitchen/breakfast room and conservatory
- Cloakroom, utility room and downstairs shower room
- 3 double bedrooms and family bathroom
- Garage and garden room – Double size cart lodge
- Unique and beautiful gardens
- Viewing highly recommended EPC: D Council Tax Band: E



in more detail...

A Victorian character cottage occupying an impressive and unique 0.3 acre plot to include a sandstone rockface in the Borde Hill area on the town's rural northern outskirts.

This former Borde Hill Estate worker's cottage was bought by the original owners in 1986 and a year later they embarked on a substantial two storey side extension and since then have built a garage which is partly converted into a home office and a separate double sized timber framed cart lodge.

Other than being a lovely old character home the property has a garden which in the agent's 33 years of experience has never seen anything like it as the entire eastern boundary is made up of a sandstone rockface which was cut away in centuries gone by to provide stone for the building of some of the impressive local houses including the main Manor House at Borde Hill.

The gardens have been beautifully laid out and really are a gardener's dream. There is a ladder type staircase at the far end which gives access up onto the top of the rockface where the property owns an additional 1 metre of land from which there are wonderful views over the farmland behind and down into the gardens and over the cottage.

The accommodation is of good proportions with numerous character features and fireplaces and although the property has been extended there is still great potential to extend the house further or convert the loft, STPP.



the location...

The property is located on Borde Hill Lane (a continuation of the Balcombe Road) on the town's semi-rural northern outskirts almost opposite Borde Hill Gardens. Borde Hill has beautiful parkland and gardens open to the public and several footpaths give access to some wonderful country walks. The estate also has the renowned Jeremys and Elviras restaurants. There are also fishing lakes and the Estate hosts several equestrian and entertainment events.

Haywards Heath railway station is just over 1.25 miles distant providing fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick (15 mins) and Brighton (20 mins). The town centre is a little further on where there is an extensive range of shops, stores, restaurants, cafés and bars. The town also has a state of the art leisure centre, 6th form college and several excellent schools.

Harlands is the nearest primary school and children from this side of town tend to fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield.

The local area is well served by several beauty spots including the 180 acre Ardingly reservoir, Borde Hill, both Ditchling and Chailey common nature reserves, the Ashdown Forest and the South Downs National Park.

By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road and A/M23 which lies about 5.5 miles to the west at Warninglid or 6.5 miles to the north at Maidenbower.

Distances in miles (on foot/car)

Harlands Primary School 0.8
Warden Park Secondary Academy School 2.5
6th Form College 1.2
Haywards Heath Railway Station 1.25