

*the floorplan...*

*A beautifully refurbished 4-bedroom attached character cottage, conveniently situated for the village centre, highly regarded primary school and with easy road access onto the A/M23.*

Approximate Gross Internal Area  
1404 sq ft / 130.5 sq m



Guide Price £585,000

Springfield Burrow,  
The Street,  
Bolney,  
West Sussex RH17 5PG



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*more details from...*

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## *in brief...*

- 4-bedroom attached cottage in sought after village location.
- Versatile living accommodation spanning three floors (1,404 sq.ft.).
- Impressive sitting/living room with woodburning stove and fireplace.
- Beautifully appointed bespoke kitchen/dining room.
- Luxury re-fitted family bathroom. 2 x en-suite shower rooms.
- Numerous character and original features.
- Modernised and refurbished to high standard throughout.
- Self-contained annexe to lower-ground floor with private entrance.
- Gas-fired central heating to radiators.
- Wood-effect uPVC double glazed windows.
- Sunny low maintenance landscaped gardens.
- Private driveway providing off-road parking for 2 x vehicles.
- EPC: C. Council Tax Band: D.



## *in more detail...*

'Springfield Burrow' is a truly impressive 4-BEDROOMED PERIOD HOME offering uniquely arranged living space over THREE FLOORS.

This most delightful cottage has been well-maintained and much improved by the present owners who have TASTEFULLY MODERNISED and REFURBISHED the property to a particularly HIGH STANDARD THROUGHOUT.

The well-arranged and versatile living accommodation briefly comprises; SIDE ENTRANCE PORCH/UTILITY AREA giving access to a beautifully appointed, bespoke, KITCHEN/DINING ROOM with a range of matching cupboards and drawers along with ample space for appliances. 'Rangemaster' with twin ovens and induction hob with extractor above. Adjoining granite work surfaces and Butler-style sink. Dining area with space for large table and chairs, part-vaulted ceiling with exposed brick. Oak flooring throughout. HALLWAY leading to impressive DOUBLE ASPECT LIVING/SITTING ROOM with feature woodburning stove and open fireplace.

To the FIRST FLOOR are 3 WELL-PROPORTIONED BEDROOMS (one with EN-SUITE SHOWER ROOM) and luxury FAMILY BATHROOM with white Victorian-style suite including free-standing bath.

Stairs from hallway lead down to LOWER-GROUND FLOOR ANNEXE – which benefits from a cosy FAMILY/SITTING ROOM, DOUBLE BEDROOM with modern EN-SUITE SHOWER ROOM and UTILITY ROOM. There is also PRIVATE ACCESS leading to outside.

**Outside:** A PRIVATE DRIVEWAY provides PARKING for TWO VEHICLES. Beautifully LANDSCAPED FRONT, SIDE and REAR GARDENS enjoy a sunny aspect. Ample space for seating/alfresco dining and areas of artificial grass with plant borders and beds providing a pretty display of flowers and shrubs.

All FULLY ENCLOSED and offering a HIGH DEGREE OF PRIVACY and SECLUSION.



## *the location...*

The property occupies a prominent elevated corner position situated off Top Street which in turn leads off 'The Street' in Bolney village where there is a village pub/restaurants including the Bolney Estate Vineyard and Café, picturesque church and petrol station offering groceries for basic needs.

The village offers a great community feel with its newly built village hall which offers a community café, sports facilities (i.e. Pilates, Ceroc, ballet and tap, badminton and circuit training) in addition to social clubs (i.e. the active Amateur Dramatic Society, Horticultural Society, WI and the Under 5's playgroup.

There are also active football, cricket, stoolball and netball teams. The larger towns of Crawley (5.5 miles distant) and Haywards Heath (5.5 miles) have more comprehensive shopping facilities and amenities.

Springfield Burrow is conveniently placed to enjoy country walks and cycle routes in and around the village. It is also conveniently situated for the A/M23 which gives quick road access to London, Gatwick Airport, the M25 and the south coast.

### **Schools:**

Bolney Primary School (0.9 miles).  
Warden Park Secondary Academy School in Cuckfield (4.6 miles) - The property is within the catchment area for this school.

### **Stations:**

Balcombe (7.3 miles).  
Three Bridges (10.7 miles).  
Haywards Heath mainline railway station (5.5 miles) which provides fast

## *worth bearing in mind...*

Properties such as this seldom come onto the market in Bolney.

**Immediate viewings highly recommended to avoid disappointment.**

Call sole agents Mansell McTaggart Cuckfield on 01444 417600 for viewings times.



*Versatile living space spanning three floors including self-contained Annexe to lower-ground floor, benefitting from private access making it ideal for Airbnb/holiday lets and/or for anyone working from home.*

***Internal inspection highly recommended.***

