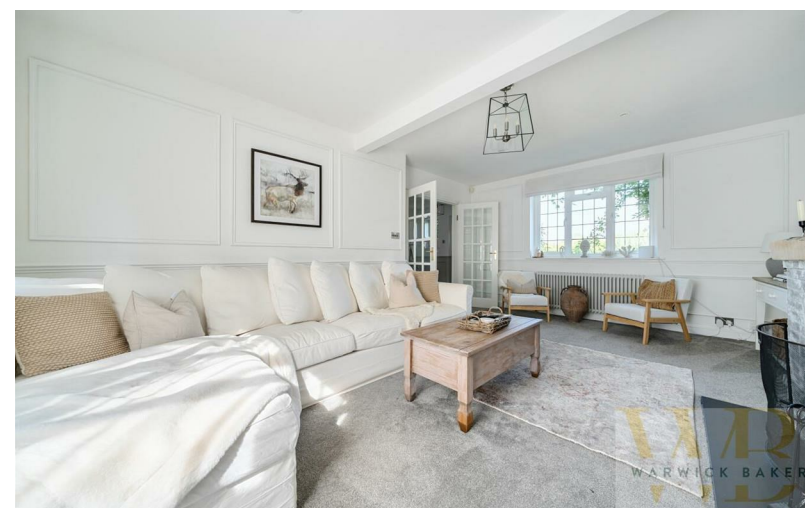




Highgate The Street | Bolney | Haywards Heath | RH17 5QL

WB
WARWICK BAKER
ESTATE AGENT



Highgate The Street | Bolney | Haywards Heath | RH17 5QL

£899,999

*** £899,999 ***

WARWICK BAKER ESTATE AGENTS ARE TRULY DELIGHTED TO PRESENT TO THE MARKET THIS IMMACULATELY PRESENTED FAMILY HOME, NESTLED IN THE TRANQUIL COUNTRYSIDE VILLAGE OF BOLNEY. THIS ENCHANTING RESIDENCE IS THE PERFECT HAVEN FOR THOSE SEEKING A BLEND OF CHARM AND MODERN COMFORT.

- PICTURESQUE VILLAGE OF BOLNEY
- IMMACULATELY PRESENTED FAMILY HOME
- STUNNING COUNTRYSIDE VIEWS
- COUNTRY-STYLE FITTED KITCHEN OPENING TO DINING ROOM
- DOUBLE ASPECT 18' LIVING ROOM
- FIVE DOUBLE BEDROOMS, MASTER WITH ENSUITE & DRESSING AREA
- GROUND FLOOR MODERN SHOWER ROOM & SEPERATE UTILITY
- DRIVEWAY AND PARKING FOR NUMEROUS CARS
- LARGE REAR GARDEN BACKING ONTO OPEN COUNTRYSIDE
- PLEASE CALL TO VIEW - 01273 461144

WELCOME TO A BEAUTIFULLY RENOVATED GEM THAT EXUDES CHARM AND ELEGANCE, PERFECTLY DESIGNED FOR FLEXIBLE LIVING ACROSS TWO SPACIOUS FLOORS.

AS YOU STEP INSIDE, YOU WILL BE GREETED BY A DELIGHTFUL COUNTRY-STYLE KITCHEN THAT BOASTS A WESTERLY ASPECT, INVITING SOFT SUNLIGHT TO DANCE UPON ITS FITTED SURFACES. THIS HEART OF THE HOME SEAMLESSLY OPENS INTO A GENEROUSLY SIZED DINING ROOM, MEASURING 14'4 X 12'8, WHERE PATIO DOORS BECKON YOU TO THE ENCHANTING REAR GARDEN, OFFERING SWEEPING VIEWS OF THE PICTURESQUE COUNTRYSIDE. A SEPARATE UTILITY ROOM ENHANCES CONVENIENCE, KEEPING YOUR LIVING SPACES ORGANIZED AND TIDY.

THE MORE FORMAL SITTING ROOM IS A TRUE SANCTUARY, COMPLETE WITH AN OPEN FIREPLACE THAT

RADIATES WARMTH AND COMFORT, PROVIDING A PERFECT BACKDROP FOR COZY EVENINGS. A CHARMING SNUG AT THE FRONT OF THE PROPERTY, MEASURING 13' X 12'8, IS IDEAL FOR QUIET MOMENTS OR ENTERTAINING GUESTS. ADDITIONALLY, A MODERN SHOWER ROOM ADDS A TOUCH OF LUXURY TO THE GROUND FLOOR.

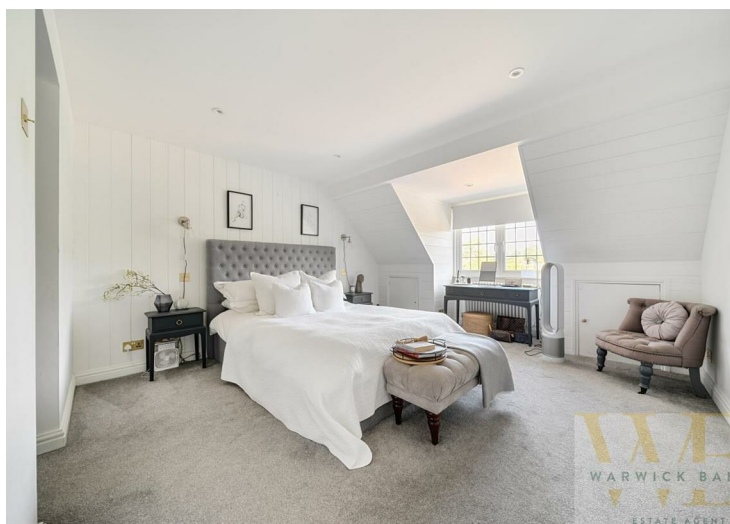
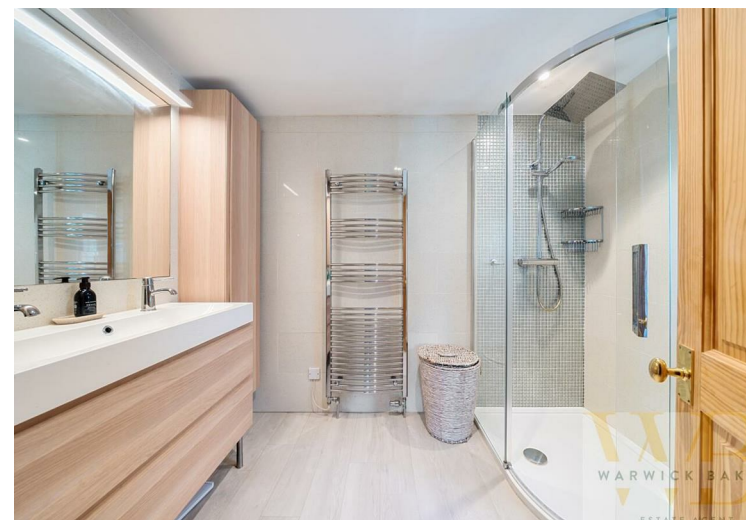
AS YOU ASCEND THE LARGE OPEN HALLWAY, THE STAIRCASE INVITES YOU TO EXPLORE THE FIRST FLOOR, WHERE FIVE DOUBLE BEDROOMS AWAIT. EACH ROOM IS A TRANQUIL RETREAT WITH VIEWS OF THE ROLLING COUNTRYSIDE, ENSURING A SERENE ATMOSPHERE. THE MASTER SUITE IS AN IDYLIC ESCAPE, FEATURING A DRESSING AREA AND A CONTEMPORARY EN-SUITE SHOWER ROOM THAT ELEVATES EVERYDAY LIVING.

THE EXTERIOR OF THIS ENCHANTING PROPERTY IS JUST AS INVITING. A DRIVEWAY OFFERS AMPLE OFF-ROAD PARKING FOR

NUMEROUS VEHICLES, AND A CHARMING CABIN/STUDIO ADDS AN EXTRA TOUCH OF VERSATILITY TO THIS WARM ABODE.

STEP INTO THE REAR GARDEN, WHERE A SPRAWLING PATIO AREA UNFOLDS, LEADING TO A LUSH LAWN THAT GRACEFULLY EXTENDS THE FULL LENGTH OF THE GARDEN, BACKING ONTO THE OPEN COUNTRYSIDE. THIS OUTDOOR OASIS IS PERFECT FOR ALFRESCO GATHERINGS, PEACEFUL RELAXATION, OR SIMPLY ABSORBING THE BEAUTY OF NATURE THAT SURROUNDS YOU.

THIS PROPERTY, WITH ITS BLEND OF MODERN AMENITIES AND COUNTRY CHARM, AWAITS ITS NEXT LOVING HOMEOWNER. YOU WON'T WANT TO MISS THE OPPORTUNITY TO CALL THIS ENCHANTING SPACE YOUR OWN!



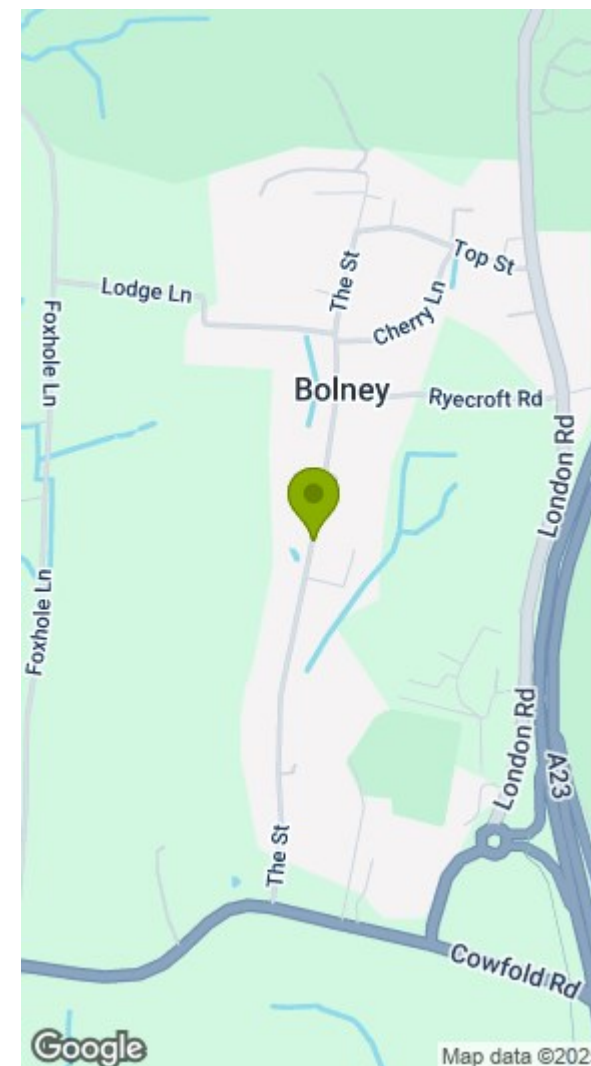
The Street, Bolney, Haywards Heath, RH17

Approximate Area = 1953 sq ft / 181.4 sq m
 Limited Use Area(s) = 10 sq ft / 0.9 sq m
 Outbuilding = 77 sq ft / 7.1 sq m
 Total = 2040 sq ft / 189.4 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 Warwick Baker Estate Agent Ltd. REF: 1334906



Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	