



Deaks Lane, Haywards Heath, West Sussex, RH17 5AS





Tucked away along a peaceful country lane, this beautifully presented four-bedroom period cottage offers an exceptional blend of 1920s character and modern living. Set within secluded, south-facing gardens, the property has been thoughtfully extended and enhanced resulting in a home that combines timeless craftsmanship with stylish contemporary design.

Behind its charming façade, the interior reveals generous and well-balanced accommodation. The spacious entrance hall, with useful coat and boot storage, leads to a welcoming sitting room on the left, centred around a wood-burning stove. To the right hand side, the standout feature of the ground floor is an impressive open-plan kitchen and dining space. Pastel cabinetry, oak and black granite surfaces, and integrated appliances - including an induction Rangemaster cooker set in a brick surround, fridge/freezer, wine cooler, and dishwasher - combine functionality with charm. Bi-fold doors open directly onto the garden, creating a seamless connection between inside and out.

A secondary hallway offers additional storage and leads to a cloakroom/utility and a versatile further reception room, ideal as a family room or study, with its own access to the patio and morning terrace.

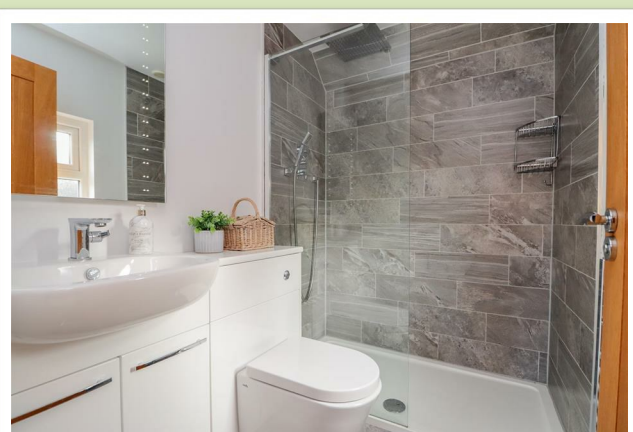
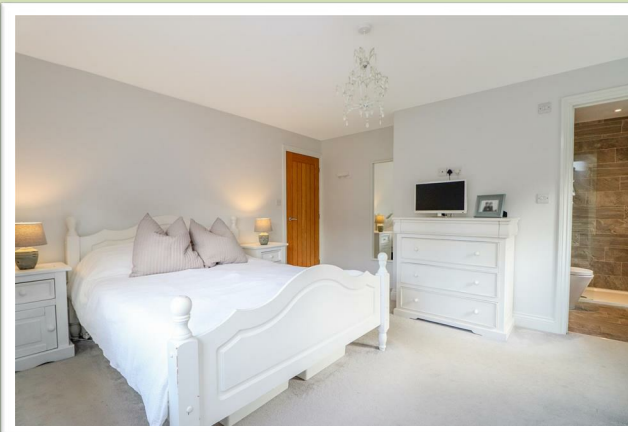
Upstairs, all bedrooms are well-proportioned, complemented by an en suite to the principal bedroom and a stylish family bathroom.

The gardens are designed for enjoyment throughout the day, with a morning terrace off the family room and a large lawn accessed from the kitchen. A paved patio provides the perfect spot for alfresco dining and summer entertaining.

To the front, a wide gravel driveway provides ample parking and includes an EV charging point. The property benefits from oil-fired central heating, double glazing, and electric underfloor heating in the kitchen/dining room, along with full fibre broadband connectivity.

Positioned near the small village of Ansty the cottage enjoys easy reach of local amenities including a recreation and cricket ground, village hall, and convenience store. The nearby village of Cuckfield, just over a mile away, offers a generous range of shops, cafes, pubs, a primary school, while Haywards Heath - with its mainline rail links to London Bridge and Victoria is only a short drive. Scenic footpaths and countryside walks begin right from the doorstep, making this a truly special home for those seeking rural tranquillity with easy access to town life.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

STORM PORCH

FRONT DOOR TO:

ENTRANCE HALL

LIVING ROOM 12'09" x 12'0" (3.89m x 3.66m)

KITCHEN/DINING ROOM 12'11" x 20'04" (3.94m x 6.20m)

INNER HALL

FAMILY ROOM/STUDY 11'10" x 7'11" (3.61m x 2.41m)

WC/UTILITY 6'06" x 5'03" (1.98m x 1.60m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'07" x 13'02" (4.14m x 4.01m)

EN-SUITE SHOWER ROOM 5'0" x 6'10" (1.52m x 2.08m)

BEDROOM TWO 12'09" x 8'11" (3.89m x 2.72m)

BEDROOM THREE 8'04" x 11'0" (2.54m x 3.35m)

BEDROOM FOUR 7'08" x 8'05" (2.34m x 2.57m)

FAMILY BATHROOM 8'01" x 5'02" (2.46m x 1.57m)

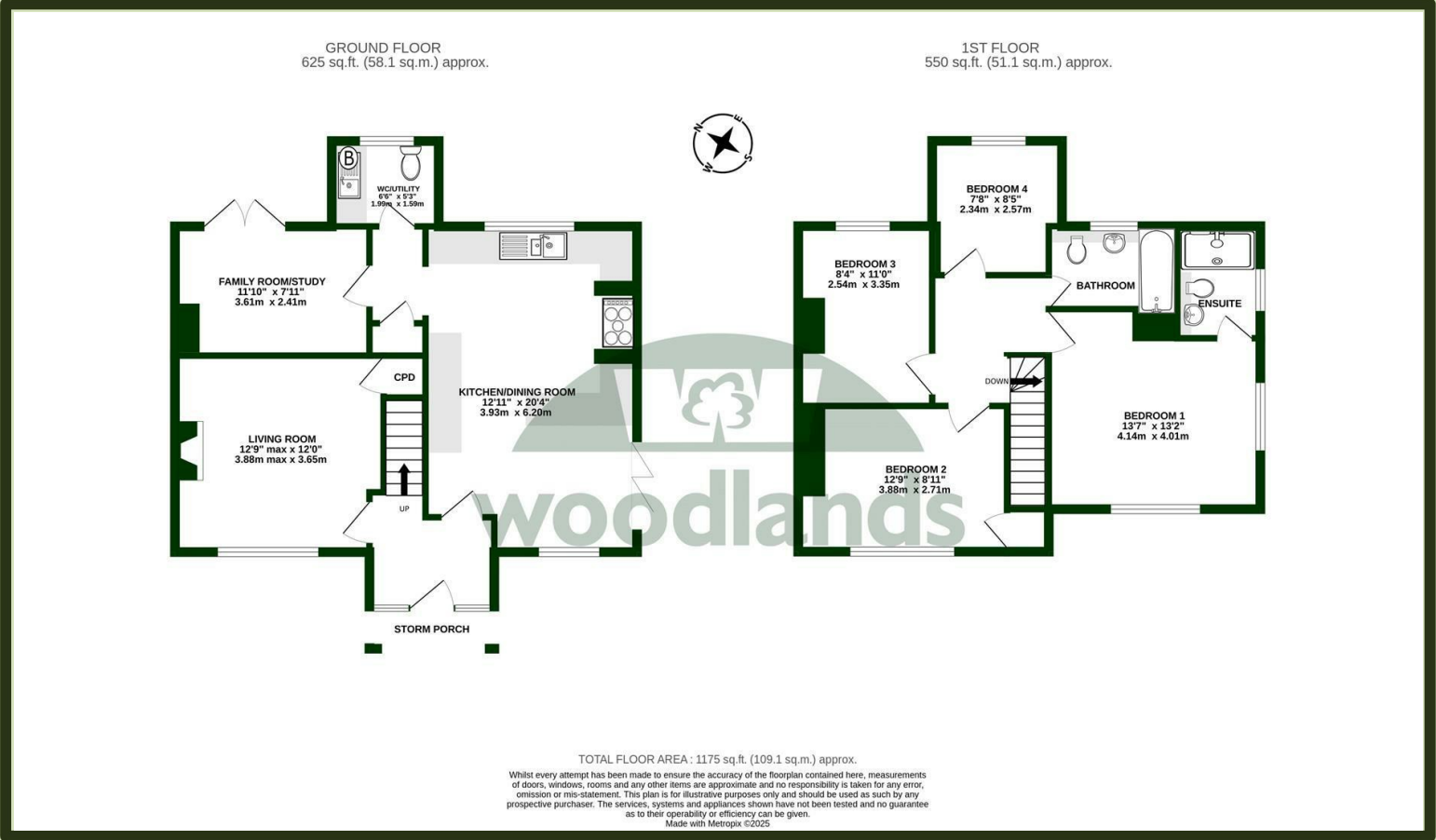
OUTSIDE

DRIVEWAY PARKING FOR SEVERAL CARS

SOUTH FACING SIDE GARDEN



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COUNCIL TAX: Band D.

EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact the County Council or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

