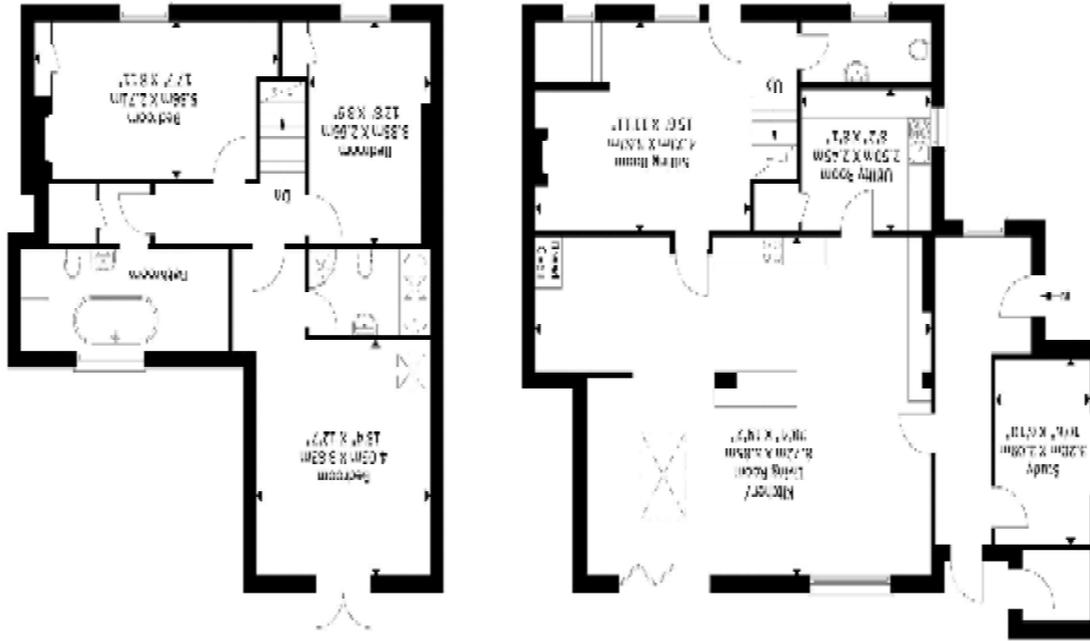


Approximate Gross Internal Area = 161.0 sq m / 1732.88 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
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Ground Floor Area
 1048.40 sq ft
 (97.40 sq m)

First Floor Area
 684.58 sq ft
 (63.60 sq m)



London Road, Danehill



in brief...

- MAGNIFICENT CHARACTER HOME
- EXCEPTIONALLY FINISHED
- SITUATED IN THIS DESIRABLE VILLAGE
- SITTING ROOM WITH ATTRACTIVE STONE FIREPLACE
- GROUND FLOOR CLOAKROOM
- UNDER FLOOR HEATING THROUGHOUT THE GROUND FLOOR
- IMPRESSIVE KITCHEN/FAMILY /DINING ROOM
- MASTER BEDROOM WITH EN-SUITE
- EXPOSED TIMBERS
- BEAUTIFUL FAMILY BATHROOM



in more detail...

An attractive and significantly improved three bedroom two bathroom semi-detached character country cottage occupying a generous corner plot surrounded by open countryside. 1 Park Cottage has been exceptionally finished to an exacting standard having undergone complete renovation and enlargement. The property boasts many modern luxuries with five zone controlled heating, underfloor heating throughout the ground floor and modern contemporary bathroom suites and yet retains a wealth of period features throughout. To mention brick and sandstone feature wall, the original bread oven and exposed timbers. The property comprises in brief on the ground floor: a wooden door with inset glass into a sitting room with attractive stone inglenook style fireplace with Oak flooring and underfloor heating, a separate ground floor cloakroom, a magnificent open plan kitchen/dining/family room with a glass atrium and sliding doors opening to the rear seating terrace. The kitchen is fitted with shaker style units, integrated appliances, granite work surfaces with built-in induction hob with fingertip magnetic dial, central island, an attractive brick chimney stack with bread oven, stone floor with underfloor heating and bi-fold doors opening to the rear garden, a separate utility room and a glass link/hallway which leads to a useful study/bedroom. From the sitting room a staircase rises to the first floor which provides a master bedroom with French doors opening to a Juliet balcony and en-suite bathroom, two further bedrooms and a family bathroom featuring a separate shower cubicle and freestanding bath. Outside the front of the property is approached via a five bar gate with the gardens and grounds surrounding the property on three sides, predominately laid to lawn with a seating terrace adjoining the rear of the property. EPC D



the location...

Danehill is a very popular West Sussex village within 7 miles of Haywards Heath. The village has a prominent 19th Century Parish Church, a primary school, and the highly reputed Cumnor House School.

The larger village of Forest Row is 5 miles. Haywards Heath 7 miles and East Grinstead 8.7 miles provide extensive shopping, sports/leisure amenities and rail services from Haywards Heath to London Victoria in under an hour.

The country town of Lewes is 12.5 miles. Sports amenities include a variety of golf courses, racing at Plumpton and Lingfield, and angling/sailing at Weirwood Reservoir. Other places of interest locally include Wakehurst Place the National Trust gardens, and the Bluebell Railway. The property is also on the fringe of Ashdown Forest with its 6400 acres of heath and woodland.

Please check google maps for exact distances and travel times (property postcode: RH17 7HS)