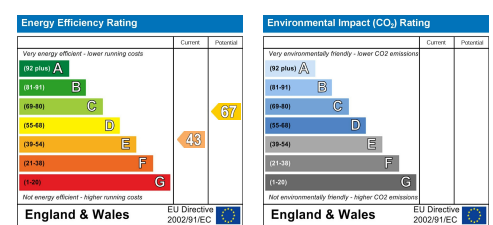


GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.

TOTAL FLOOR AREA : 1238 sq.ft. (115.1 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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Oakview, 17 Sugar Lane, Horsted Keynes, West Sussex, RH17 7EH

Guide Price £575,000 Freehold

## Oakview, 17 Sugar Lane, Horsted Keynes, West Sussex, RH17 7EH

Guide Price: £575,000 - £600,000

What we like...

- \* Charming period home in a gorgeous village setting.
- \* Thriving village with two great pubs, village store and highly regarded primary school.
- \* Wealth of retained character throughout.
- \* Social kitchen/diner with doors onto the garden.
- \* Pretty garden and off road parking.

**Guide Price £575,000 - £600,000**

### The House...

This charming Victorian semi-detached cottage enjoys a leafy lane position in the quintessential village of Horsted Keynes, Sussex with a thriving community and picture-postcard village green with two pubs, village store and highly regarded primary school.

The home offers the traditional two reception rooms with an inviting sitting room to the front with an open fire, making it the perfect cosy retreat on a winter's evening. The second reception room is used as a dining room and has a feature Rayburn. There is always the scope to knock through to create an impressive, dual aspect open plan living space.

From the dining room a door leads through to the fabulous kitchen/diner, which was extended around 2004 and is now a great space for entertaining. The vaulted ceiling gives a real sense of volume and French doors open on to the garden connecting the inside with the out. The shaker style units are timeless and sympathetic to the age of the house.

The separate utility room houses the boiler and provides space for the washing machine and a second fridge/freezer. A door leads out to an enclosed courtyard.

The ground floor also has a useful shower room/cloakroom and there is understairs storage for shoes & coats.

On the first floor you have two equisized double bedrooms (one front, one rear) and the family bathroom. Both bedrooms have beautiful cast iron feature fireplaces adding character & charm.

On the second floor the loft conversion, which was undertaken at the same time as the rear extension, provides a third double bedroom. There are two rear dormers on this level but more space could be created with larger dormers, if required (STPP).

The home has oil fired central heating and is fully double glazed. There is a wealth of retained character with feature fireplaces, panelled internal doors and turned staircases – great for any lover of period property.



### Step Outside...

The rear garden is a beautiful, well stocked garden with plenty of established plants, trees and shrubs. The paved terrace that sits immediately adjacent to the house is ideal for some 'al-fresco' dining or a morning coffee. The brick built garden store provides handy storage for the odds & ends. Steps lead up to the expanse of lawn with meandering brick pathway and second paved area. There is gated side access also, leading to the front driveway parking.

### Location, Location, Location...

Horsted Keynes is a quintessential village situated in the heart of the Sussex Weald, approximately five miles from Haywards Heath and ten miles from East Grinstead. The village is centred around the green and boasts two village pubs (The Crown and The Green Man), a village store and two village churches. St. Giles C of E Primary school enjoys an excellent reputation. The village is surrounded by glorious open countryside, ideal for dog walking and exploring. Ashdown Forest is just two miles distant and provides riding tracks.

Being a bustling village, Horsted Keynes has a real sense of community with several social groups and sports clubs for all ages and interests including tennis, cricket and fishing. The famous Bluebell Steam Railway is nearby at Sheffield Park and is 'one of the best family days out in Sussex'. More extensive facilities are available in the nearby Haywards Heath including two superstores (Waitrose and Sainsburys), leisure centre and the mainline station which provides fast and regular commuter services to London (under 47 mins to Victoria/London Bridge), Brighton and Gatwick Airport.

### The Finer Details...

Title Number: WSX167435  
Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Available Broadband Speed: Superfast (up to 77 mbps download)  
Conservation Area: No

We believe this information to be correct but cannot guarantee its accuracy and recommend checking details personally before exchange of contracts.

