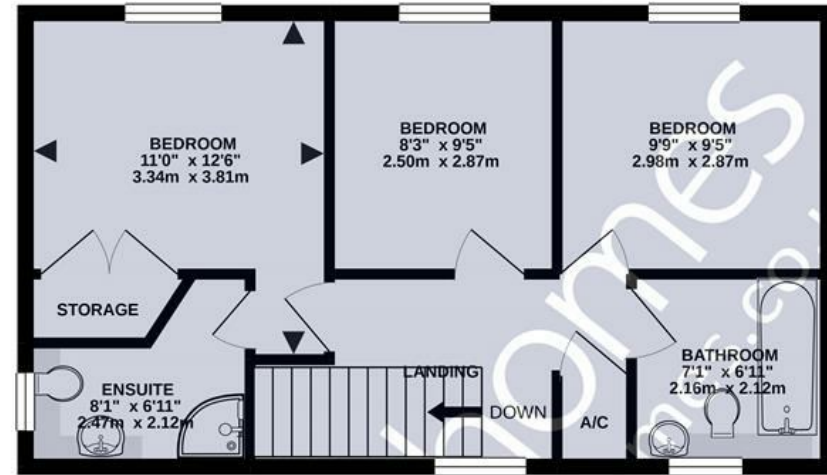


1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



BRITISH PROPERTY AWARDS 2022 GOLD WINNER PSP HOMES SOUTH ENGLAND (OVERALL)



Rose Cottage Bonfire Lane, Horsted Keynes, RH17 7AJ

Guide Price £600,000 Freehold

psphomes.co.uk /PSPhomes @PSPhomes

VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

PSPhomes
ESTATE AND LETTING AGENTS

@PSPhomes
 /PSPhomes
 psphomes.co.uk

Rose Cottage Bonfire Lane, Horsted Keynes, RH17 7AJ

Guide Price £600,000 - £625,000

What we like...

- * Beautiful detached cottage in a peaceful no through lane close to village centre.
- * Light, airy feel throughout.
- * Village life in quintessential Horsted Keynes, a thriving village with two pubs and excellent school.
- * Private and beautifully landscaped garden with southerly aspect.
- * Detached garage and driveway parking.

Guide Price £600,000 - £625,000

Welcome to Rose Cottage...

Welcome to Rose Cottage on the sought-after, no through Bonfire Lane in quintessential Horsted Keynes. This inviting detached home is one of three detached homes built the late 1990s in a period style and offers low maintenance living close to the village centre.

The accommodation is light, airy and well-arranged. The inviting sitting room is dual aspect with a focal point fireplace, bay window and 'French' doors opening on to the garden. There is a separate dining room which overlooks the rear garden and the 'shaker style' kitchen has a breakfast bar and door leading out to the garden. There is also a cloakroom housing the new boiler (installation pending) and a large understairs storage cupboard.

On the first floor is the master bedroom with fitted wardrobe and en-suite shower room, two further well-proportioned bedrooms and the family bathroom.

The house is offered with neutral décor, oil fired central heating with recently replaced boiler and tank and double-glazed cottage windows. The home is also sold with no onward chain meaning a swift move is possible.

Step Outside...

To the rear is a landscaped garden with expanse of lawn and paved terrace providing a lovely spot for morning coffee or a barbecue. The garden enjoys a south-easterly aspect meaning plenty of sunshine throughout the day.

To the side is a detached garage with driveway parking and a small courtyard front garden behind a picket fence.

Scope/Potential...

There is, in our opinion, plenty of scope to extend to the rear and/or side, subject to any necessary consents. There is also scope to create a more open plan kitchen/diner, if required.



Out & About...

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, leisure centre and the mainline station which provides fast and regular commuter services to London, Brighton and Gatwick Airport.

The Finer Details...

Tenure: Freehold
Title Number: WSX238778
Local Authority: Mid Sussex District Council
Council Tax Band: F
Conservation Area: Yes - Horsted Keynes
Available Broadband Speed: Superfast (80mbps download)

We believe this information to be correct but recommend intending buyers check personally before exchange of contracts.

NB - the photos are from 2021.

