





## CHARMING COTTAGE

If you're looking for a character cottage in the heart of one of Sussex's most quintessential villages then look no further than the utterly charming Ashgrove Cottages, sitting just off Horsted Keynes' picture-postcard village green.

The picket fencing, pretty front courtyard with its roses & bluebells and Flemish bond brickwork all adds to the kerb appeal and lures you towards the home.

Since purchasing the current owners have undertaken a transformative renovation from top to bottom, breathing new life into this quaint Victorian cottage, which originally dates from 1861.





## COSY & CHARACTERFUL

The accommodation is spread over three floors and, upon entry you are welcomed by a porch that provides a buffer between the sitting room and the outside, whilst also providing a handy spot to hang coats.

The inviting sitting room is a cosy, charming space. The log burner provides the perfect focal point on a chilly winter's evening and the bespoke cabinetry in the alcoves is both aesthetically pleasing and practical.



# COUNTRY KITCHEN

The accommodation flows through to the country kitchen. The shaker-style is timeless and there is plenty of storage and space for necessary appliances.

The wooden worktops are sympathetic to the style of the home and a foldable section has been cleverly added to create more prep space, when required.

In 2023, a conservatory was added to the rear to provide more ground floor living space. Sitting just off the kitchen, this is the ideal area for dining, particularly during the summer when the large French doors are thrown open to create that "inside-outside" feel.

The washing machine & tumble dryer are cleverly hidden away in here too freeing up more space in the kitchen.







## SLEEP & SOAK

Stairs rise to the first floor where you'll find one of the two double bedrooms, which extends across the entire front of the house with beautiful exposed brickwork and an original fireplace. The original latch internal doors further add to the country-cottage.

The first floor bathroom has been refitted with modern white suite, period style patterned flooring and overhead power shower.

The second floor comprises entirely of the second double bedroom which is stunning space with vaulted ceiling and exposed timbers. There is plenty of space to build in bespoke wardrobes, if required and neighbouring homes have installed a skylight to the rear, which is also a possibility, subject to any necessary consents.

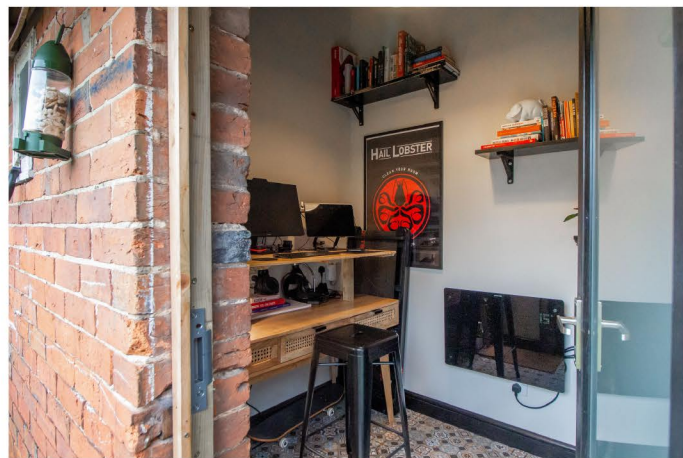


# STEP OUTSIDE

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A gate leads out to the shared pathway and to the brick outbuilding. There are two stores (one shared with the neighbour, one private) that provide useful storage for gardening equipment, bikes etc.

The third area has been converted into a secure garden office space, perfect for those who work from home. There is insulation, power and electric heating. There is also gated rear pedestrian access only. Parking wise, there is unrestricted on street parking to the front.



# VILLAGE LIFE

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 fantastic village pubs (The Crown and The Green Man), a village store for those every day essentials and two village churches. St. Giles C of E Primary school enjoys an excellent reputation of children 5-11 years.

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 making this the perfect village for a city worker.





# THE FINER DETAILS

Tenure: Freehold

Title Number: WSX187457

Local Authority: Mid Sussex District Council

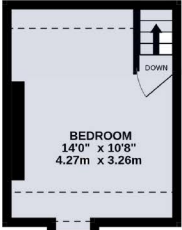
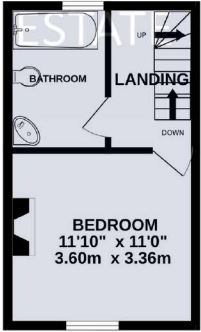
Conservation Area: Yes - Horsted Keynes

Council Tax Band: D

Services: Mains electric, water and drainage (none tested)

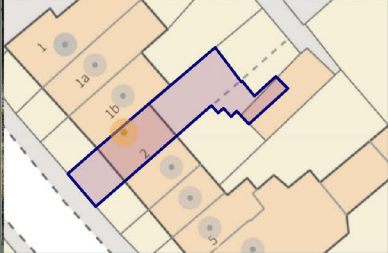
Available Broadband Speed: Superfast (up to 80 mbps download)

*We believe this information to be correct but cannot guarantee its accuracy and recommend any intending purchaser checks details personally.*



TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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