



Welcome Home

This gorgeous cottage is the epitome of deceptively spacious, boasts a 125ft garden and enjoys what is surely one of the most idyllic locations in Haywards Heath, peacefully positioned on a quiet country lane on the southern fringes of town.

There are beautiful countryside views to the front and the rear, and this home would suit any buyer looking for a more 'semi-rural lifestyle', whilst retaining all the conveniences of town living.

The current owners have transformed the interior with gorgeous design and décor, creating a truly special home.





Cosy Cottage

Upon entry you are welcomed by a spacious reception hall with beautiful fireplace, paying homage to the age of the home.

The sitting room lures you in with its wood burning stove, great on a chilly winter's evening.

Light pours in through the large sash window and the space has been beautifully updated with herringbone flooring, a calming colour palette and bespoke alcove cabinetry.

Crittall style double doors interconnect this room with the impressive kitchen/diner making this idea for entertaining.





Let's Eat

The kitchen is a fabulous social space that opens out on to the garden, making it perfect for 'inside-outside' living during the summer months.

The opulent quartz worktops add a touch of luxury and there is ample storage and prep space. The herringbone flooring from the sitting room continues through, adding to the natural flow.

The utility/boot room is incredibly handy after a muddy dog walk and leads through the cloakroom.

The dining is a stylish space with crittall doors onto the garden and tasteful panelling on the feature wall.





Master Suite

The main bedroom is a delightful double room with the most beautiful rural vista over a neighbouring paddock, fields beyond and the South Downs on the horizon

The characterful fireplace provides a natural focal point and there is plenty of space for a wardrobe, chest of drawers and there is built in storage over the stairs.

The stylish en-suite shower room was refitted in 2021 and has tasteful metro tiling.





And So To Bed

Each of the remaining of three bedrooms is also a well-balanced double, each with a lovely leafy outlook.

They are all served by the family bathroom with period style suite and overhead 'drench' shower head.

The first floor has lovely new carpets and has been recently redecorated.

There is also a large loft space that provides handy storage but also offers conversion potential, subject to planning.





Step Outside

The rear garden is superb, extending to an impressive 125ft x 35ft. The paved terrace that is immediately adjacent to the house is great for 'al-fresco' dining and the large expanse of lawn is nice and level, great for children to play.

At the far end is an impressive, fully powered timber chalet that is the perfect 'work-from-home' space, giving separation from the main house.

There are also a useful storage shed, hidden behind the chalet.

There is a pedestrian access across the garden of 1 Hurstwood Cottages.

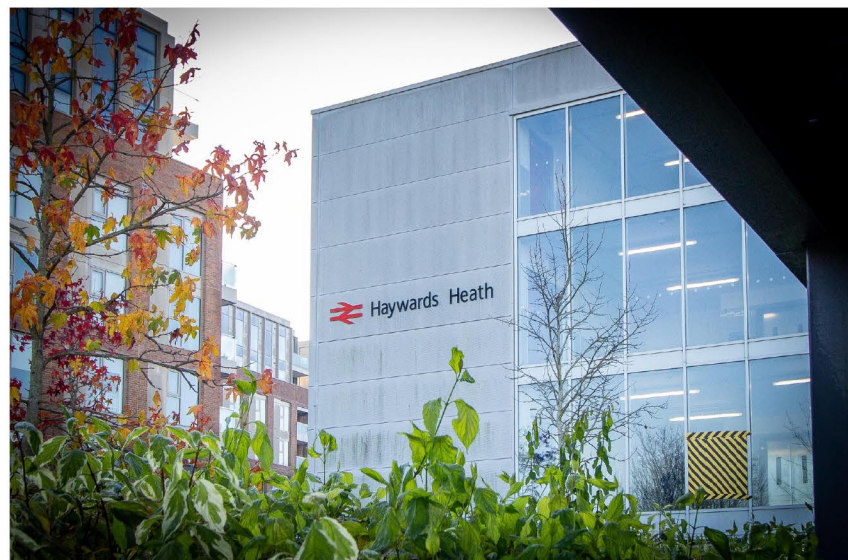
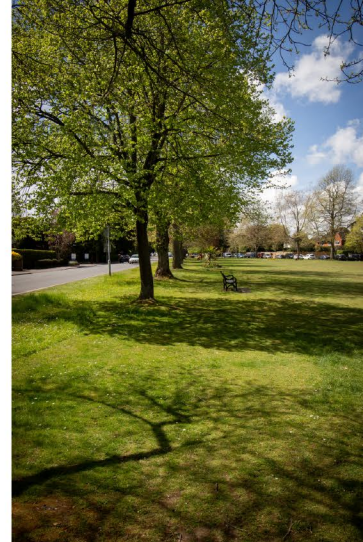
To the front is a small garden and the residents park on the lane directly opposite the house.

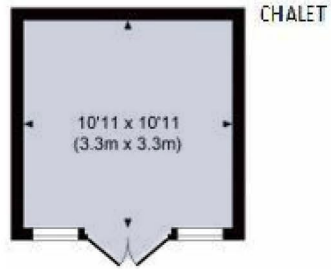
Out & About

Hurstwood Cottages are situated on Colwell Lane off of Hurstwood Lane on the southern fringes of Haywards Heath and is surrounded by open countryside with glorious open views. This location offers a rarely available blend of peaceful rural position with easy links to the town centre with its extensive shopping & leisure facilities. The town centre includes The Orchards Shopping Centre, Waitrose and Sainbury's Superstores, Dolphin Leisure Centre and The Broadway.

The mainline station is two miles distant and boasts fast & regular commuter services to London (Victoria/London Bridge in approximately 47 minutes), Brighton (20 minutes) and Gatwick International Airport (20 minutes) while by car surrounding areas can be easily accessed via the A272 and/or A23(M) with the latter lying 6.5 miles west at Warninglid/Bolney.

The local area is well represented in both state and private schooling including Ardingly College, Hurstpierpoint College, Worth School, Burgess Hill School for Girls, Great Walstead Preparatory School and Cumnor House (Danchill).

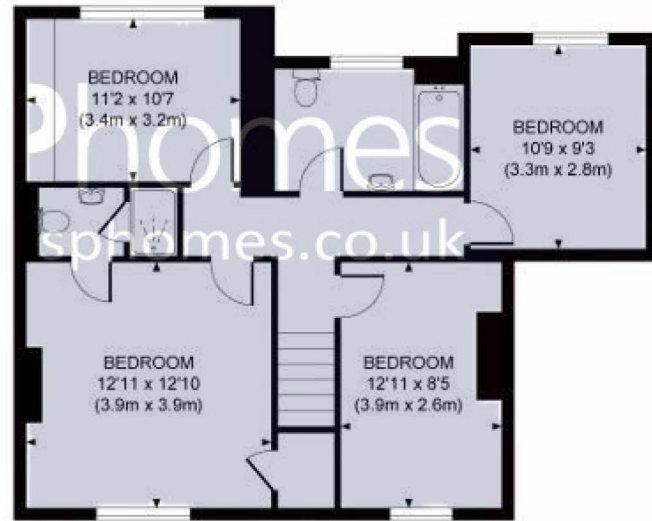




Approximate Gross Internal Area
1366 sq ft / 126.9 sq m
Approximate Gross Internal Area Outbuildings
119 sq ft / 11.0 sq m



GROUND FLOOR



FIRST FLOOR

The Finer Details

Tenure: Freehold
Title Number: WSX319547
Local Authority: Lewes District Council
Council Tax Band: F
Plot Size: 0.12 Acres
Broadband: Ultrafast up to 330mbs
what3words://: fake.flock.refuse

We believe this information to be correct but cannot guarantee its accuracy and suggest intending purchasers check details personally.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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To arrange a viewing contact
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