

1 Highbury  
Cottages





# WELCOME HOME

WELCOME TO 1 Highbury Cottage where period charm couples with modernity and tasteful interiors to offer a quintessential village lifestyle on the beautiful village green in the heart of Horsted Keynes, Sussex.

The original parts of the home are believed to date from the late 19th century and there have been various later additions that mean the home now offers spacious, well-arranged accommodation that is perfect for both entertaining and family living alike.







## SPACIOUSNESS & VERSATILITY

AT OVER 1,900 SQ FT THERE IS PLENTY OF SPACE AND  
VERSATILITY ON OFFER.

AT 21FT, THE SITTING ROOM IS GENEROUSLY SIZED BUT  
THIS DOES NOT LESSEN THE FEELING OF COSINESS AND  
THE TRIPLE ASPECT MEANS THERE IS PLENTY OF NATURAL  
LIGHT. FRENCH DOORS CONNECT THE ROOM WITH THE  
OUTSIDE TERRACE AND THE FAUX FIREPLACE PROVIDES A  
NATURAL FOCAL POINT.

JUST OVER THE HALL YOU HAVE THE FAMILY ROOM  
GIVING THAT EXTRA FLEXIBILITY – GREAT FOR CHILDREN.  
THERE IS AN OPEN FIREPLACE, PERFECT FOR A CHILLY  
WINTER'S EVENING AND LOVELY OUTLOOK OVER THE  
PRETTY COTTAGE GARDEN TO THE FRONT.





# FARMHOUSE KITCHEN

EVERYONE LOVES AN OPEN PLAN KITCHEN/DINER AND THIS FARMHOUSE STYLE COUNTRY KITCHEN IS A FABULOUS SPACE. THE BESPOKE "SHAKER STYLE" CABINETRY - HAND-CRAFTED BY WOODWORKS OF LEWES AND PAINTED IN FARROW & BALL CREAM IS TIMELESS AND THE GRANITE WORKTOPS ADD A TOUCH OF OPULENCE. THE CENTRAL ISLAND PROVIDES A BREAKFAST BAR, GREAT FOR THOSE BUSY MORNINGS AND THE TRIPLE OVEN AGA HAS A DOUBLE HOT PLATE AND IS GREAT FOR A KEEN COOK.

THERE IS ALSO PLENTY OF SPACE FOR A SIZABLE DINING TABLE MAKING THIS A GREAT SPOT FOR HOSTING FRIENDS & FAMILY.

FOR THOSE WHO DO LOVE TO ENTERTAIN, THE BI-FOLD DOORS OPEN OUT INTO A BRILLIANT COVERED ENTERTAINMENT AREA WITH FITTED BAR - PERFECT FOR A PARTY!



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## OFF TO BED

HEADING UPSTAIRS, YOU'RE MET BY A SPACIOUS LANDING THAT LEADS TO EACH OF THE FOUR BEDROOMS – EACH A GOOD SIZE.

THE MASTER BEDROOM HAS THE MOST DELIGHTFUL OF VIEWS AND ENJOYS AN EXTENSIVE RANGE OF FITTED WARDROBES.

A “SECRET DOOR” LEADS THROUGH INTO THE HIDDEN ENSUITE BATHROOM.

THE THIRD AND FOURTH BEDROOMS ARE CONVENTIONAL DOUBLES, AGAIN WITH NICE OUTLOOKS.







## SLEEP & SOAK

THE SECOND BEDROOM IS A GREAT ROOM FOR A CHILD, EXTENDING TO NEARLY 19FT WITH A MEZZANINE LEVEL, PERFECT AS A STUDY AREA. THE ORIGINAL FIREPLACE ADDS A CHARACTERFUL TOUCH.

BEDROOM 2, 3 AND 4 ARE ALL SERVED BY THE STUNNING WET ROOM SHOWER ROOM WITH HEATED TOWEL RAIL TO KEEP THE TOWELS WARM & FLUFFY







# STEP OUTSIDE

OUTSIDE YOU HAVE THE MOST BEAUTIFUL COTTAGE GARDENS THAT WRAP AROUND TO THREE SIDES (INCLUDING THE COVERED AREA).

YOU ARE WELL SCREENED WITH ESTABLISHED HEDGING AND THERE IS A PLETHORA OF PRETTY PLANTING. THE PAVED TERRACE FACES WEST, MEANING YOU HAVE PLENTY OF AFTERNOON/EVENING SUNSHINE THAT MAKES IT THE IDEAL SPOT FOR A BARBECUE.

THIS GORGEOUS GARDEN REALLY IS AN OUTSIDE OASIS.





# VILLAGE LIFE

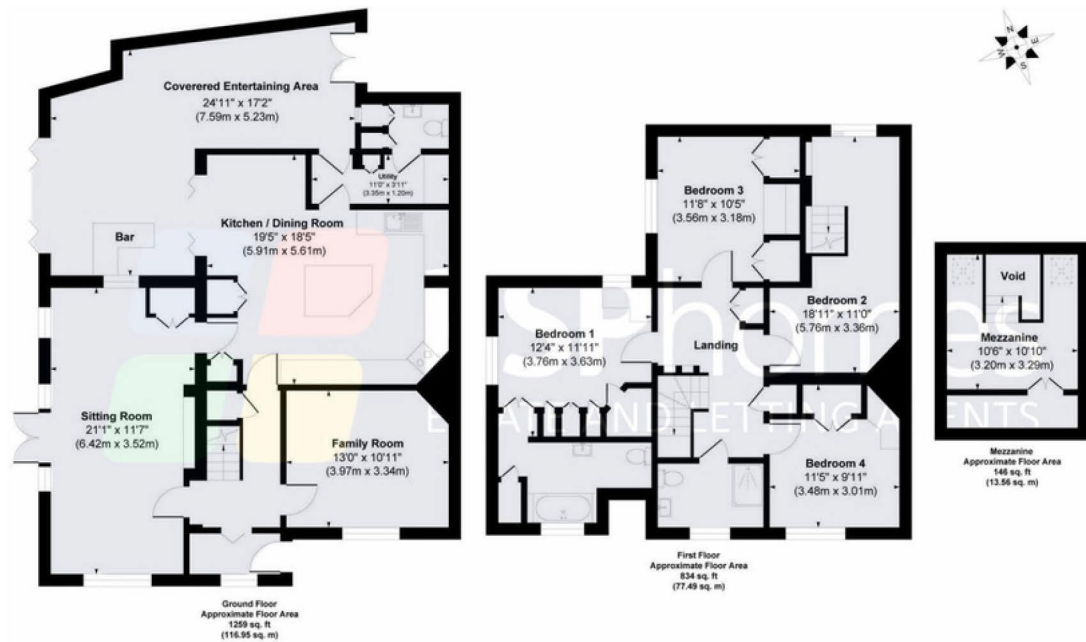
HORSTED KEYNES IS A QUINTESSENTIAL VILLAGE SITUATED IN THE HEART OF THE SUSSEX WEALD, APPROXIMATELY FIVE MILES FROM HAYWARDS HEATH AND TEN MILES FROM EAST GRINSTEAD. THE VILLAGE IS CENTRED AROUND THE GREEN AND BOASTS TWO FANTASTIC VILLAGE PUBS (THE CROWN AND THE GREEN MAN), A VILLAGE STORE FOR THOSE 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.







**Gross Internal Area 1,915 sq ft / 177.9 sq m**  
**Gross Internal Area including "Covered Entertaing Area" = 2,239 sq ft / 208 sq m**

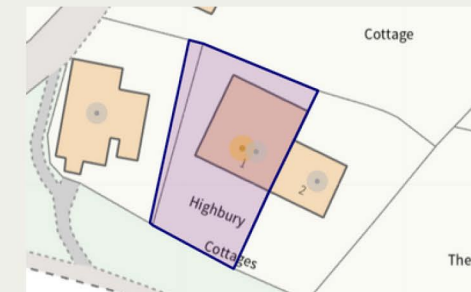


# THE FINER DETAILS

**TENURE:** FREEHOLD  
**TITLE NUMBER:** WSX200346  
**LOCAL AUTHORITY:** MID SUSSEX DISTRICT COUNCIL  
**CONSERVATION AREA:** YES - HORSTED KEYNES  
**COUNCIL TAX BAND:** F  
**SERVICES:** MAINS ELECTRIC, WATER AND DRAINAGE. OIL HEATING (NONE TESTED)  
**AVAILABLE BROADBAND SPEED:** SUPERFAST (UP TO 57 MBPS DOWNLOAD)

WE BELIEVE THIS INFORMATION TO BE CORRECT BUT CANNOT GUARANTEE ITS ACCURACY AND RECOMMEND ANY INTENDING PURCHASER CHECKS DETAILS PERSONALLY..

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	47 E	
21-38	F		
1-20	G		





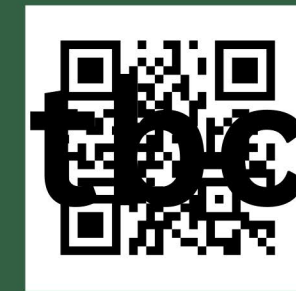
# I Highbury Cottages

THE GREEN  
HORSTED KEYNES  
WEST SUSSEX  
RH17 7AP



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