



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



**6 Diamond Cottages, Cowfold Road, Bolney, West Sussex, RH17 5QX**

**Guide Price £450,000 Freehold**

 **PSPhomes**  [psphomes.co.uk](http://psphomes.co.uk)  [/PSPhomes](https://www.facebook.com/PSPhomes)  [@PSPhomes](https://www.instagram.com/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 as 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](https://www.instagram.com/PSPhomes)  
 [/PSPhomes](https://www.facebook.com/PSPhomes)  
 [psphomes.co.uk](http://psphomes.co.uk)

## 6 Diamond Cottages, Cowfold Road, Bolney, West Sussex, RH17 5QX

Guide Price £450,000 - £475,000

What we like...

- \* Victorian home with stunning rural views.
- \* Three great size bedrooms - perfect for a family.
- \* Sunny south facing garden backing on to farmland.
- \* Easy access to Haywards Heath, Horsham and the A23.
- \* Rewired, new boiler and new kitchen in 2019.

**Guide Price £450,000 - £475,000**

### The Home...

If you're looking for a period home that offers rural views and a semi-rural lifestyle then 6 Diamond Cottages could be just the one for you. Believed to date from 1896, there is oodles of retained character, the most fabulous views over Sussex farmland and you have easy access to A23, Haywards Heath, Horsham and a famous Bolney Wine Estate.

The ground floor is arranged around two separate living spaces. To the front you have an inviting sitting room with an open fireplace that is simply perfect on a chilly winter's evening in front of the telly.

Across the rear you have a fabulous open plan kitchen that is ready made for socialising. This space was extended and reconfigured in 2019 and the French doors seamlessly connect the space with the south facing garden. The kitchen itself has stylish matt black units with walnut countertops, breakfast bar and a range of integrated appliances including fridge, freezer, oven, hob, dishwasher and washing machine. The log burner is a lovely feature too.

Under the stairs is useful storage for shoes and coats and a handy bench seat.

On the first floor you have two excellent double bedroom, both with lovely outlooks. These are complemented by the spacious and modern family bathroom with tasteful tiling and overhead shower.

The second floor offers privacy and seclusion from the rest of the house and the most epic views in the house. The 17ft bedroom is a fabulous space and the walk-in dressing room could easily be turned in to an ensuite, if desired. There is also access to a large eaves storage space, that is very handy for storing your suitcases etc.

Although a period house, there have been many upgrades and buyers have the peace of mind that the cottage was rewired and had a new boiler in 2019 (oil central heating - costs around £600 per year for a family of four). For those who work from home or like to stream, you have an Ultrafast broadband speed available with up to 1,000 mbps download. There are also solar panels for the hot water system, adding to the eco credentials (EPC C - great for a period home) and the home is fully double glazed.

### Step Outside...

Heading outside, you have a delightful 66ft south facing garden that enjoys the sunshine throughout the day. The deep paved terrace is the perfect spot for some 'al-fresco' dining and the expanse of level lawn is ideal for children and pets to play.



To the front you have driveway parking for two/three cars and there is gated side access to the rear garden.

### Out & About...

Diamond Cottages sit on the Cowfold Road on the fringe of Bolney village. For food we recommend visiting the Bolney Stage gastropub whilst Bolney's Wine Estate produces award winning English wines and is a delightful spot for a brunch, overlooking the vineyards (15 min walk along Foxhole Lane opposite). The highly regarded Bolney C of E Primary school is also within easy walking distance while the neighbouring village of Cuckfield provides secondary education with Warden Park. Bolney lies just west of the A23(M), providing swift vehicular access to the M23/M25 motorway network, London, Gatwick International Airport and the south coast. The village is surrounded by open countryside and to the north adjoins the High Weald Area of Outstanding Natural Beauty. For commuters Haywards Heath is approximately six miles distant and provides extensive shopping & leisure facilities. The mainline station offers fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins).

Bolney has a real sense of community with several social groups for all ages & interests and the annual 'Bolney Pram Race' is certainly an event to put in the calendar!

### The Finer Details...

Tenure: Freehold

Title Number: WSX48689

Conservation Area: No

Listed: No

Local Authority: Mid Sussex District Council

Council Tax Band: E

Broadband Speed: Ultrafast (up to 1000 mbps)

We believe the above information to be correct and it has been provided in good faith, but we recommend intending purchasers check personally before exchange of contracts.

