

AG



VICTORIAN VILLAGE HOME

If you're looking for a substantial period home in the heart of a quintessential Sussex village then Ashgrove in the very heart of Horsted Keynes could be just the home for you.

This beautiful Victorian village home sits on a fabulous 0.14 acre plot with the most stunning garden and, rarely for homes on The Green, offers plenty of parking and a garage.

Internally, the impressive accommodation extends to over 2,100 sq ft that offers spaciousness and versatility in equal measure with four separate reception rooms and four great bedrooms and a wealth of retained character features.







FAMILY FRIENDLY FLEXIBILITY

Upon entry you're welcomed by a generous hallway that sets the tone for what lies beyond. The impressive sitting room enjoys a large bay window that overlooks the garden and an attractive open fireplace - perfect on a chilly winter's evening.

The family room offers incredible versatility and the beautiful decorative panelling, picture rail and fireplace all pay homage to the age to the home.

The third reception room is another generously sized room, currently used as a home gym, but could be used a play room or home office.



COUNTRY KITCHEN

The kitchen boasts timeless 'shaker-style' cabinetry under stone counter tops with integrated appliances including oven, electric hob, washing machine and dishwasher. The Aga has two hot plates and creates a country cottage feel, whilst the breakfast bar is perfect for a morning coffee.

The kitchen flows in to the conservatory/dining room which in turn has French doors that open on to the garden making this a superb space for entertaining, particularly during the summer months when you can spill out on to the garden.

The ground floor also has a boot room and cloak/shower room.





BATH & BED

On the first floor you have four great size bedrooms, each served by the modern, contemporary, fully tiled family bathroom.

The main bedroom is a beautiful room with a dual aspect, large bay window and period style fireplace. The second bedroom is also dual aspect with a lovely bay window.

The home has oil fired central heating with new boiler and has almost brand new double glazing - both in 2023. For those who work from home there is a superfast broadband connection.



GLORIOUS GARDENS

Stepping outside, the garden truly is an outside oasis being fully enclosed with the most beautiful array of established, deep beds and borders with a plethora of pretty flowers and a favoured south-westerly aspect meaning there is plenty of sunshine throughout the day.

The paved terrace is the perfect spot for 'al-fresco' dining or a barbecue with friends & family. The large expanse of level lawn is great for children to play.

Rarely for period homes on the village green, the home has a block paved driveway providing parking for several cars, behind a gated entrance, that leads to a single garage.





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 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.





Approx. Gross Internal Floor Area 2125 sq. ft / 197.60 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE FINER DETAILS

Title Number: WSX63108

Tenure: Freehold

Local Authority: Mid Sussex District Council

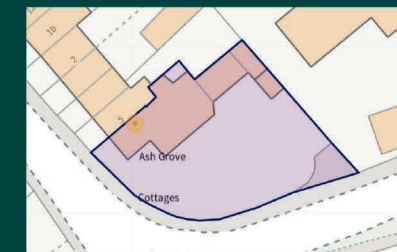
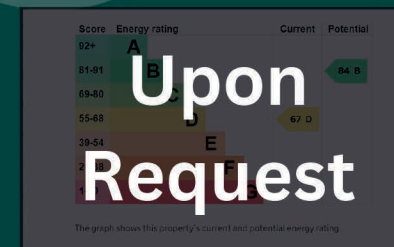
Council Tax Band: F

Conservation Area: Yes - Horsted Keynes

Plot Size: 0.14 acres

Available Broadband Speed: Superfast - 57 mbps download

We believe this information to be correct and it has been provided in good faith, but we cannot guarantee its accuracy and recommend intending buyer check personally.





Ashgrove
The Green
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