



10 Jefferies, Horsted Keynes, West Sussex, RH17 7DR

Guide Price **£625,000** Freehold

Mansell McTaggart Lindfield



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PLEASE WATCH VIEWING VIDEO

An extended & improved 4 Bedroom, 2 Reception Room, 2 Bathroom semi-detached family home. Generous West Facing Plot, superb tucked away Home Office and tremendous scope for alteration / extension, if required (STPP). A few minutes walk of the village Green, local schooling and facilities.

The accommodation comprises: Brick/uPVC **Entrance Porch** inner door into the **Entrance Hall** bespoke storage cupboard / drawers plus stairs to the first floor and side window. Inner door into the **Dining Room** with space for table and chairs plus reading area (potential to put a rear window / door to the garden). Door into the double aspect **Bedroom 4 / Reception Room / Study**, window and side door, wardrobes and shelving. **Kitchen** fitted with an extensive range of cupboards and drawers, space and plumbing for dishwasher, space for tall or American style fridge/freezer. A wide archway leading into the **Sitting Room** with front window, cupboards and shelving. There is a separate **Utility / Conservatory** lean-to roof, space for washing machine, low cupboards, wooden worktops and door to garden. **Cloakroom/WC** fitted with a white suite.

First Floor - landing with side window, useful high storage, loft hatch with ladder and lighting. **Bedroom 1** with an range of fitted wardrobes / shelving. **En-Suite Bathroom** fitted with a white suite, enclosed bath, low level WC, wash basin and front window. **Bedroom 2** side window and low level storage. **Bedroom 3** with an attractive range of fitted bedroom furniture including desk. **Family Bathroom** fitted white suite, enclosed bath, low level WC, wash basin and side window.

Benefits include a new Vaillant 'Arotherm Plus' external Air Source Heat Pump with digital central heating controls, uPVC double glazed windows and external doors, cavity wall and loft insulation.



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EPC Rating: C and Council Tax Band: D

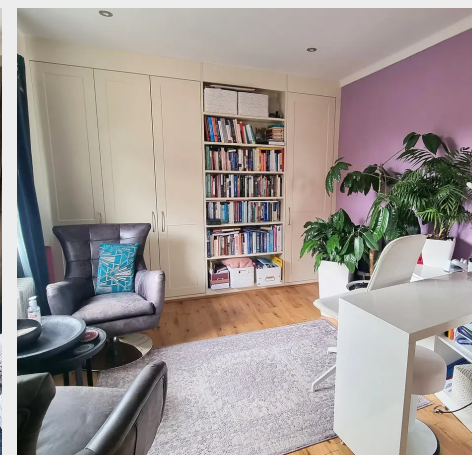
OUTSIDE A lawned front garden partially enclosed by a brick wall with flower beds and borders. **Private Driveway** for several vehicles. Gated access into the **West Facing Side / Rear Gardens (105' max x 60' max)** A beautiful, colourful and well cared for garden laid to an expanse of shaped lawn, well stocked exotic flower beds, Palm and Empress trees, an Orchard with apple, kiwi, pear, fig and plum trees. A new edition to the garden is the excellent **Home Office** with hard wired internet connection and adjoining store (power / lighting /insulated) plus **Bike Shed** with store. There is also an additional timber **Shed/Workshop** power and light. External storage cupboard and timber fencing.

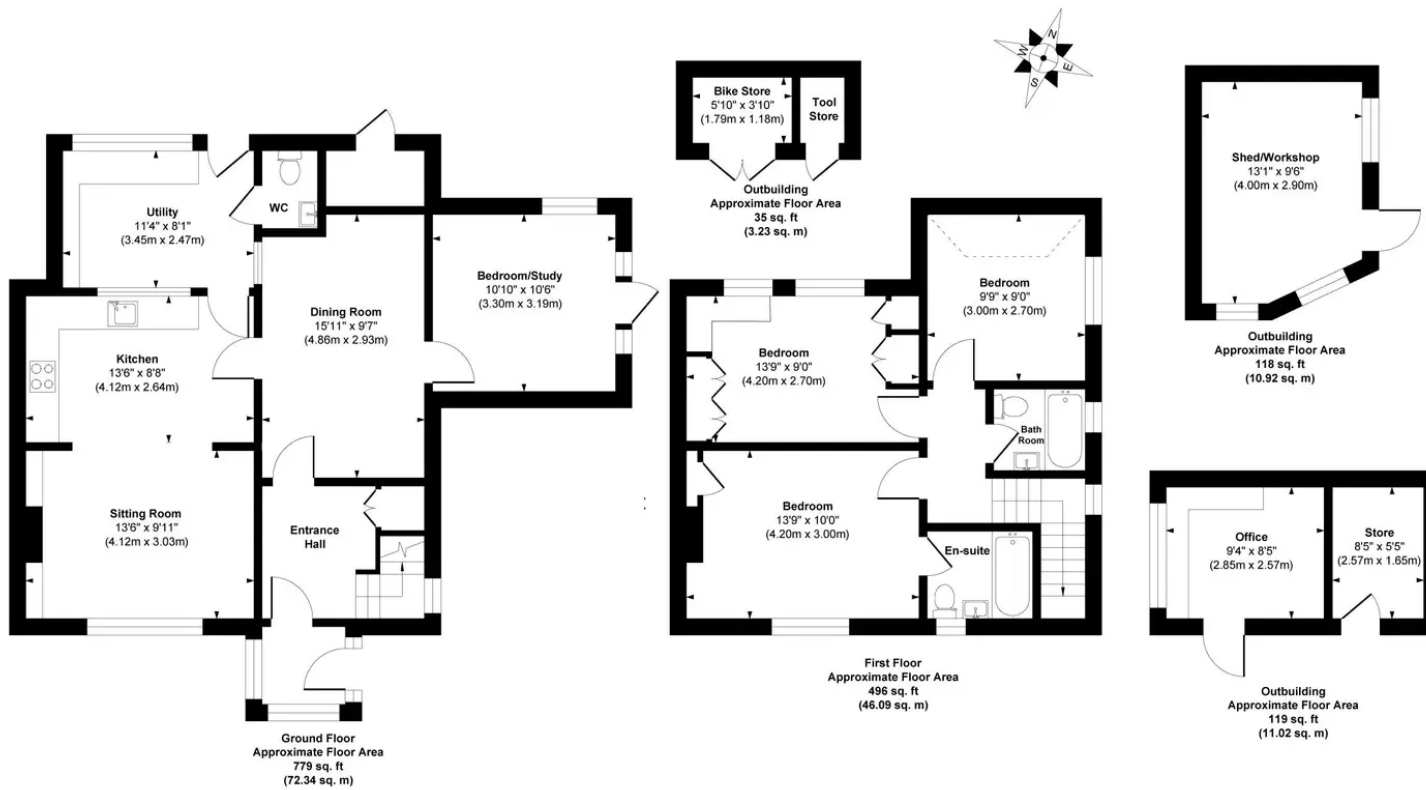
LOCATION - The property is located on the corner of Jefferies and Lewes Road, only a few minutes walk of the village Green in the centre of this popular Mid-Sussex village. The village has a store providing daily needs, highly regarded Primary School, historic Church, 2 Pubs, Social Club and Tennis Club. The village is surrounded by rolling Sussex countryside interspersed with numerous footpaths and bridleways linking with neighbouring districts.

Haywards Heath town offers a more comprehensive range of shopping facilities and eating establishments, leisure facilities and railway station. **Lindfield** Village is also close by with its picturesque High Street, Pond, Common and Pubs/Restaurants.

SCHOOLS - St Giles Primary School (0.5 miles) Oathall Community College (4.2 miles). The local area is well served by several independent schools including: Great Walstead (3.2 miles) and Ardingly College (4.1 miles).

STATION - Haywards Heath (4.7 miles) offering fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins and the South Coast (Brighton 20 mins).





Approx. Gross Internal Floor Area 1547 sq. ft / 143.60 sq. m (Including Outbuildings)
Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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