



1 Highbury Cottages The Green, Horsted Keynes

RH17 7AP



Guide Price

£800,000 – £825,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A wonderful home set in the heart of sought after Mid-Sussex village of Horsted Keynes with 4 Double Bedrooms, 3 Reception Rooms and 2 Bath/Shower Rooms. The property is believed to have been built in the late 19th Century with later additions.

This charming home has been updated and improved by the current owners over the last 7 years and is presented in 1st class order.

- **Entrance Lobby** with **Hallway** with stairs, storage + cupboard.
- **Family Room** feature open fireplace
- Triple aspect **Sitting Room** with double doors to side patio
- **Kitchen/ Dining Room** fitted units, granite worksurfaces, triple oven Aga, breakfast bar, bi-folding doors into the timber **Entertaining Space**
- Rear **Utility** and **Cloakroom/WC**
- **First Floor** - landing with storage and loft hatch (lighting, part boarded, insulated)
- **4 Double Bedrooms** - **Bedroom 1** double aspect with fitted wardrobes and **En-Suite Bathroom**
- Separate re-fitted **Family Shower Room** double sized cubicle, low level WC and wash basin
- Double glazed windows and oil fired central heating to radiators
- **Front Garden** (28' deep x 37' wide) laid to lawn, flowers, shrubs + circular paved patio + 38' deep paved **Side Garden** + covered Entertaining Space
- Central village location close to local schooling, store, pubs, social club, tennis courts, recreation ground + countryside walks



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EPC Rating: E and Council Tax Band: F

LOCATION - Horsted Keynes is one of the most desirable villages in Mid-Sussex and this particular property is located on the picturesque village green. There is a great community spirit in the village which is popular with families, professionals and the retired as the local facilities cater for all. The village is surrounded by glorious countryside interspersed with footpaths and bridleways linking with the neighbouring districts, lakes beyond the Church and the Ashdown Forest. There is a village store, Churches, excellent pub/restaurants, highly regarded primary school, Horsted Sports and Social Club and numerous other social and leisure groups.

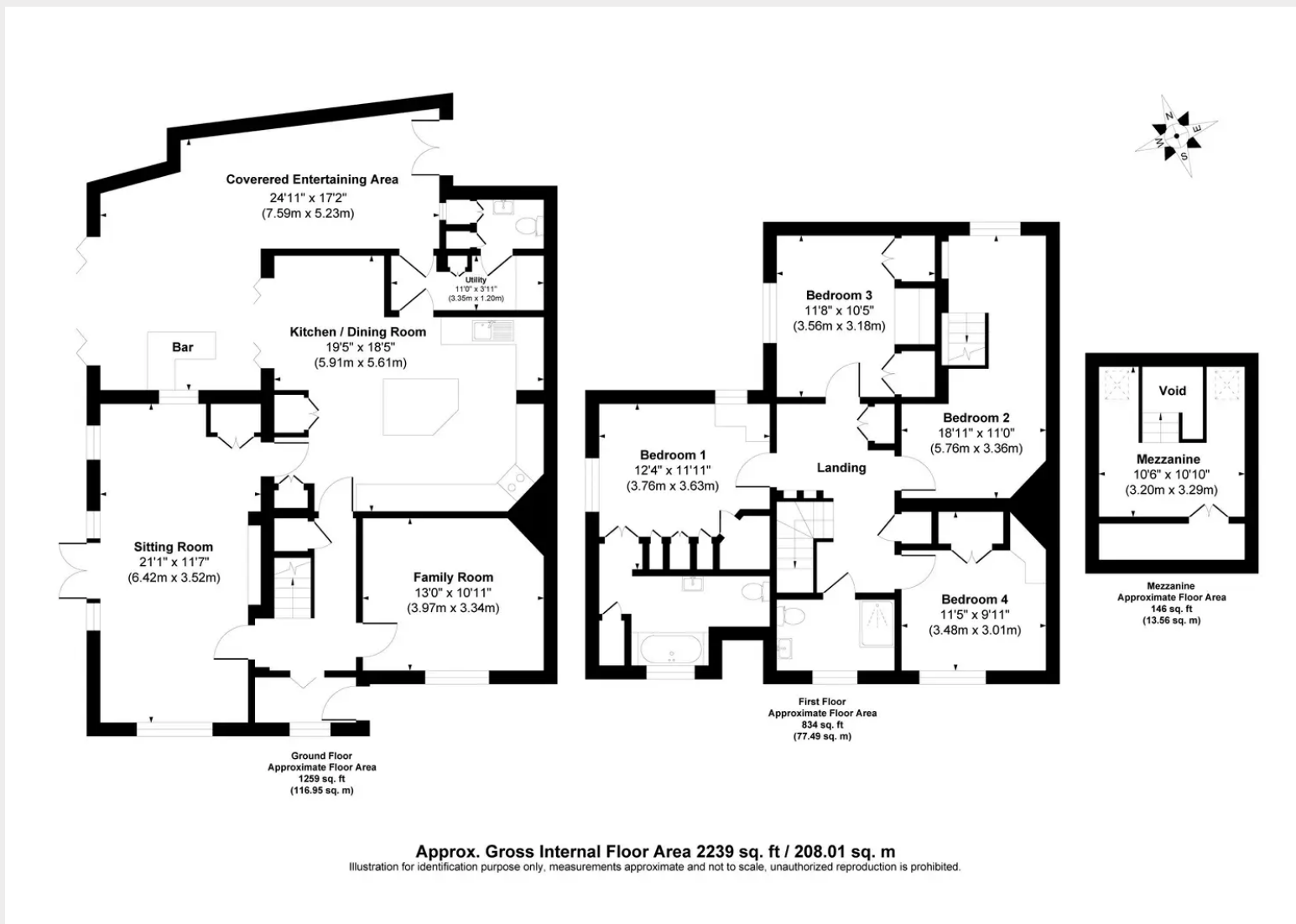
Haywards Heath is just under 5 miles distant to the South West where there is a comprehensive shopping centre and state of the art leisure centre. **Lindfield** is a little closer with its picturesque High Street is nearby whilst other shopping can be found in Forest Row, East Grinstead and Crawley (15 minute drive).

SCHOOL - Children from the village catch a school bus to Oathall Community College (Secondary School) in neighbouring Lindfield with its own farm plus St Giles Primary School in Horsted Keynes.

STATION - providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

DISTANCES - St Giles Primary School (0.2 miles), Oathall Community College (4.3 miles), Haywards Heath railway station (4.6 miles)





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