



**MANSELL
McTAGGART**
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7 Boxes Lane, Horsted Keynes, West Sussex, RH17 7EJ

Guide Price £850,000 Freehold



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****PLEASE WATCH VIEWING VIDEO****

**A tucked away 4 Double Bedroom, 3 Reception,
2 Shower Room detached family home
constructed by Holman builders in 1959
extending to 1,915 sq ft. South East Facing
Gardens. NO CHAIN**

- Easy reach of the village centre with Primary School, two local village pubs, store/post office, playing fields and open countryside
- **Reception Hall** stairs to first floor
- **Cloakroom/WC** fitted white suite
- Inner Lobby with **Utility Room** space for appliances and adjoining **Boot Room**
- Garage conversion creating an excellent double aspect Reception Room / ideal **Study**
- Bay fronted **Sitting Room** with wood burner
- **Kitchen/Breakfast Room** re-fitted with extensive quality German units, worksurfaces + fitted range of appliances
- Hardwood **Conservatory / Dining Room** overlooking and accessing the rear garden
- **First Floor** landing - airing cupboard and hatch with ladder to roof space
- **4 Bedrooms** (all with built-in wardrobes)
- **2 Shower Rooms** fitted white suites
- 31' x 45' **Frontage** block paved **Private Driveway** for several vehicles and side gate
- 37' x 70' **South East Facing Rear Garden** lawns, an array of colourful plants, flowers and shrubs plus shed, workshop plus auxiliary generator
- Bright and spacious property with double glazed windows + oil fired central heating



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EPC Rating: D and Council Tax Band: F

LOCATION

The property is situated at the top end of Boxes Lane surrounded by properties of varying size and style, within a short walk of the picturesque village centre. Horsted Keynes has two public houses, local store/post office, Church plus numerous sports / leisure groups around the area. The village is surrounded by picturesque countryside interspersed with footpaths and bridleways linking the neighbouring districts and villages.

SCHOOLS

There are many highly regarded schools nearby both state and private, including Cumnor House in Danehill (about 1.5 miles), Brambletye and Ardingly College. For younger children, St Giles Primary School is within the village and older children fall into the catchment area for Oathall Community College (secondary school), which is situated in nearby Lindfield. Haywards Heath town centre is approx 5 miles distant offering a comprehensive range of shops, stores, restaurants, cafés and bars.

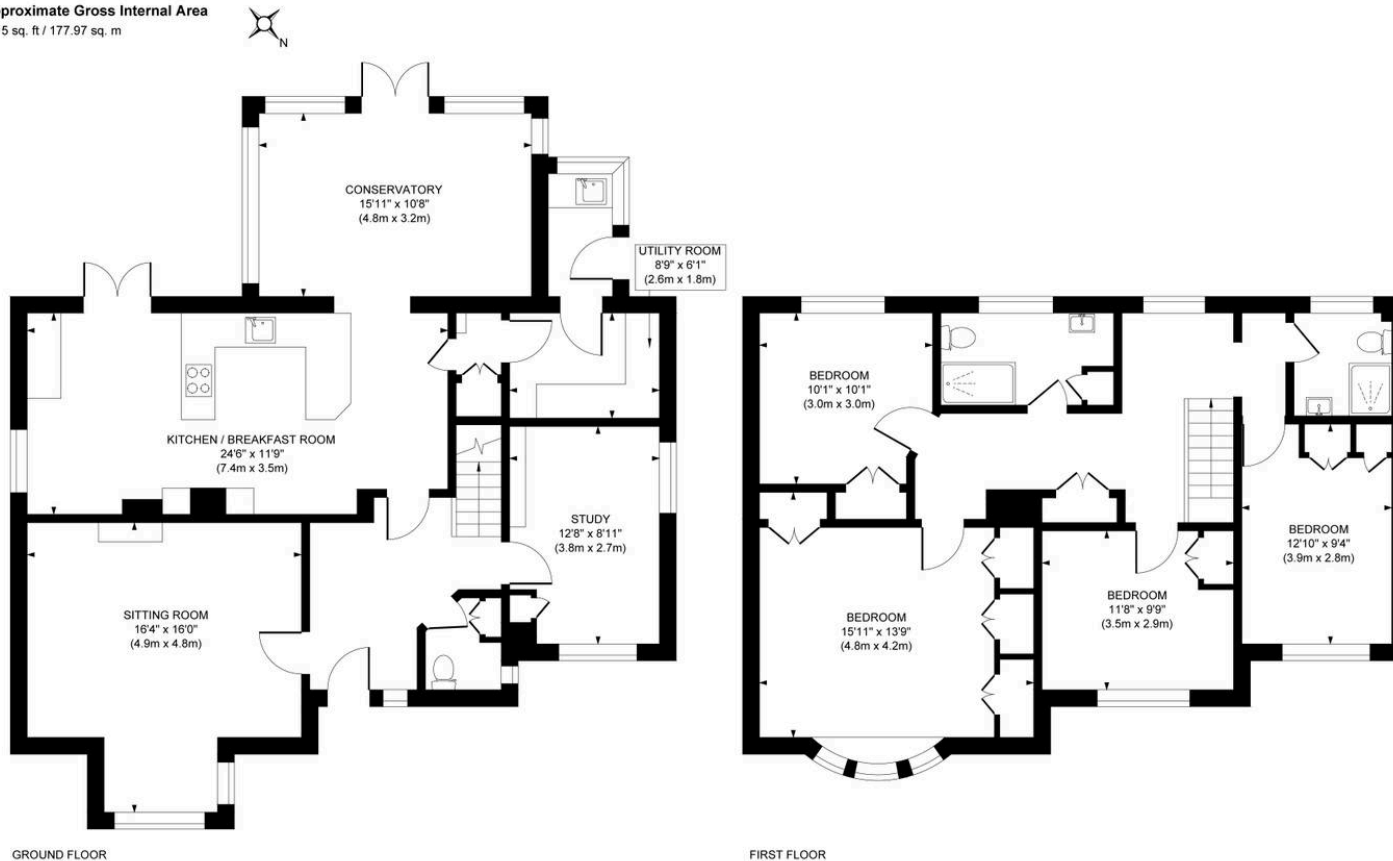
STATION

Haywards Heath mainline railway station provides fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South coast (Brighton 20 mins).

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Approximate Gross Internal Area
1915 sq. ft / 177.97 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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