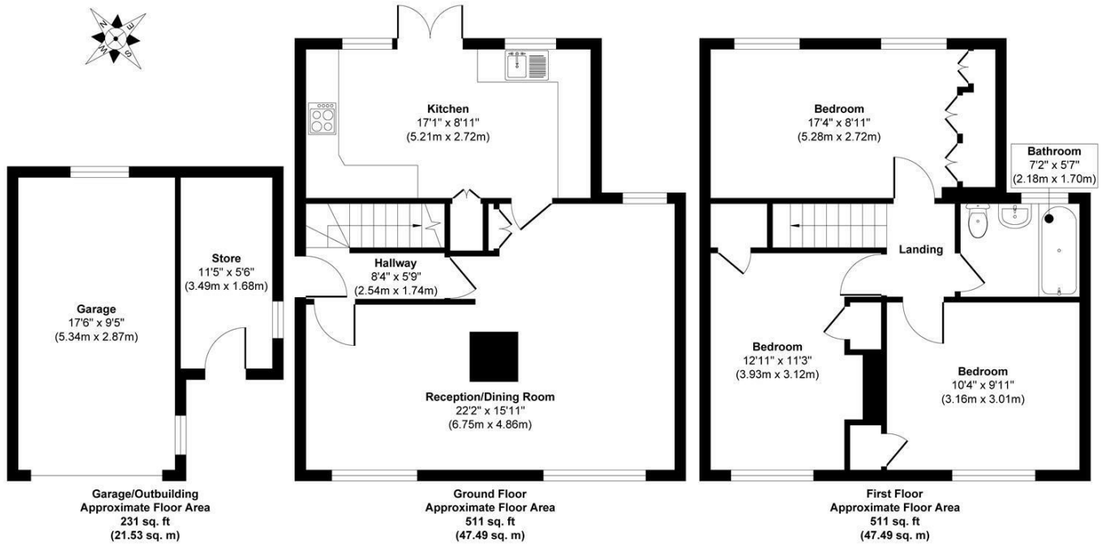


Garage/Outbuilding
Approximate Floor Area
231 sq. ft
(21.53 sq. m)

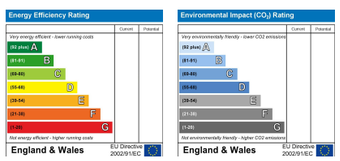
Ground Floor
Approximate Floor Area
511 sq. ft
(47.49 sq. m)

First Floor
Approximate Floor Area
511 sq. ft
(47.49 sq. m)

Approx. Gross Internal Floor Area 1253 sq. ft / 116.51 sq. m (Including Garage/Outbuilding)

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

Produced by Elements Property



PSPhomes

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

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 a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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

19 Oak Tree Cottages, Danehill, Haywards Heath, RH17 7HY

Guide Price £525,000 Freehold

PSPhomes

@psphomes
/psphomes
www.psphomes.co.uk

19 Oak Tree Cottages, Danehill, Haywards Heath, RH17 7HY

Peaceful Danehill village setting with countryside surroundings and off road parking for multiple vehicles

Generous reception/dining room with wood burning stove and well balanced accommodation extending to just over 1,000 sq ft

17ft kitchen with fitted appliances, shaker style cabinetry and space for a small breakfast table

Three well proportioned bedrooms served by a family bathroom

Fully paved rear garden with mature trees and planting, plus 231 sq ft garage/outbuilding offering excellent storage or conversion potential (subject to permissions)

The Home...
If you're looking for a village home that offers a peaceful setting, a practical layout and lovely countryside surroundings, then this attractive semi-detached home in Danehill could be just the one. Enjoying a tucked away position with a pleasant outlook, the property offers well balanced accommodation extending to just over 1,000 sq ft, together with a substantial garage and store, while the front provides off road parking for multiple vehicles.

The ground floor is centred around a generous reception/dining room, a bright and versatile space with a wood burning stove forming a natural focal point and ample room for both seating and dining. To the rear, the kitchen spans over 17ft and is fitted with a range of shaker style cabinetry providing excellent preparation and storage space, with direct access out to the garden. A welcoming hallway with understairs storage completes the ground floor accommodation.

On the first floor there are three well proportioned bedrooms. The principal bedroom enjoys a pleasant outlook and fitted storage, while the remaining two bedrooms are ideal for children, guests or those needing a home office. All are served by the family bathroom fitted with a white suite and bath with overhead shower.

Moving Outside...
Outside, the rear garden has been designed for ease of maintenance and is fully paved, softened by a selection of mature trees and established planting which provide privacy and greenery throughout the year. To the front there is driveway parking along with access to the garage and attached store.

In Our View...
The property also offers further potential to enhance and reconfigure over time, whether by extending to the rear or converting the loft space to create additional accommodation, all subject to the necessary planning permissions.

The garage and adjoining store provide approximately 231 sq ft of highly usable space, ideal for storage, a workshop or subject to permissions conversion into a home office, studio or ancillary accommodation.

Out & About...
Danehill is a rural village situated in the heart of the Sussex Weald, approximately seven miles from Haywards Heath (the 270 bus service runs from Danehill to Haywards Heath Station every hour), eight miles from East Grinstead and just five miles to Forest Row where you'll find a great selection of amenities. 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. Danehill Primary School is extremely highly regarded and the village is also home to the respected Cumnor House in the private sector.

The home is within walking distance (country walks) of a great selection of pubs including the Coach & Horses, Red Lion in Chelwood Gate, The Crown Inn and Green Man in Horsted Keynes. The famous Bluebelll 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.

The Finer Details...
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Superfast (Up to 80 mbps download)
Services: Oil heating, mains water, drainage, electricity (none tested)

We believe this information to be correct but recommend intending buyers check details personal