



Primrose Cottage Freshfield Lane, Danehill

Offers in Region of £650,000

Primrose Cottage

Freshfield Lane

Danehill, Haywards Heath

WELCOME TO PRIMROSE COTTAGE!

This is an exciting opportunity to purchase a beautiful two double bedroom detached cottage, originally built in the 17th Century, situated in the outskirts of the sought after village of Danehill.

The property is situated on a fantastic plot overlooking local fields and countryside, for an idyllic setting, with the property lovingly maintained and updated throughout, making for a fine example of a Country Cottage.

Internally, the property comprises of an inviting entrance hall with a range of built in storage and Oak flooring, accessed via a Country style front door. The hallway has access to an immaculate family bathroom. The hall leads through to a modern yet in keeping country style kitchen, which benefits from ample storage, and space for a range of modern appliances and white goods, whilst providing views of the rear garden.

To the front of the property, there is a double aspect lounge with a feature Inglenook fireplace with a brick surround, creating a fantastic focal point to the room. To the side, there is a warm and cosy snug area, ideal as a home office or play area too. The lounge leads onto a simply stunning triple aspect dining room, with patio doors leading onto the garden, flooding the room with light, and is the perfect space to host and entertain.









On the first floor, there is plenty more to offer with a beautiful master bedroom with a dressing room to the side, complete with a range of fitted wardrobes, both once again boasting superb views of the Idyllic Sussex Countryside. There is an equally spacious second double bedroom, complete with a built in wardrobe and storage cupboard. The property is complete with a modern shower room to the rear, situated in immaculate condition

Sitting on approximately 1/3 of an acre, the property has a driveway for multiple cars to the side and a detached garage to the side. The property has an extensive garden, which is separated into 3 parts, with areas to the sides and the rear all laid to lawn and bordered by mature shrubs and bushes, whilst to the rear there is additionally a patio area. There is also a unique strip of land to the rear, with the perfect area to unwind and relax of a summers evening.

Located in this sought after village location, close to Ashdown Forest in the High Weald Area of Outstanding Natural Beauty and is within easy reach of Cumnor House school and the Coach and Horses pub, plus Sheffield Park and the Bluebell Railway are nearby.

Comprehensive shopping can be found in Haywards Heath, and East Grinstead, whilst mainline train services run from Haywards Heath to London Bridge/Victoria .

There are many highly regarded state and independent schools in the area, including Cumnor House, Brambletye, Great Walstead, Danehill Primary School, Michael Hall School in Forest Row and Ardingly College.

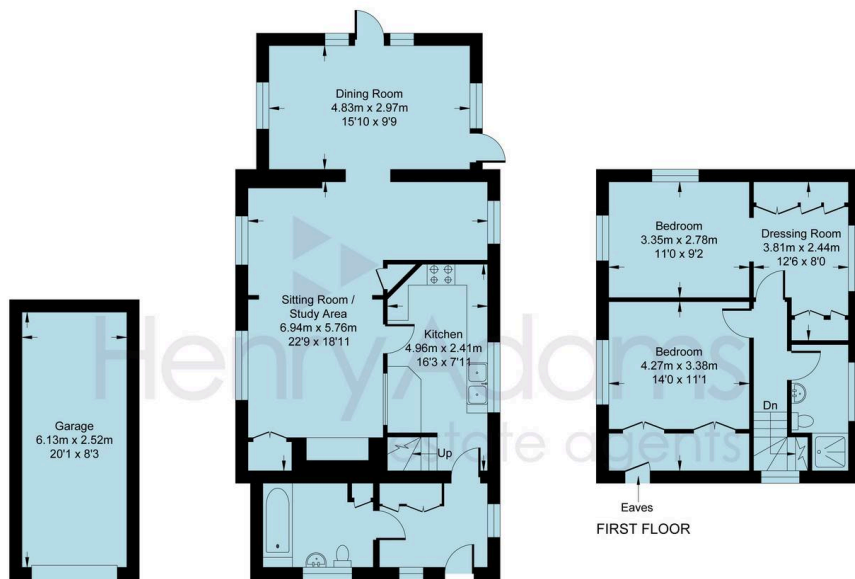
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:





GROUND FLOOR

Freshfield Lane

Approximate Internal Area = 1165 sq ft / 108.27 sq m
Garage Area = 166 sq ft / 15.45 sq m
Total = 1331 sq ft / 123.72 sq m
For identification only - not to scale



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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.