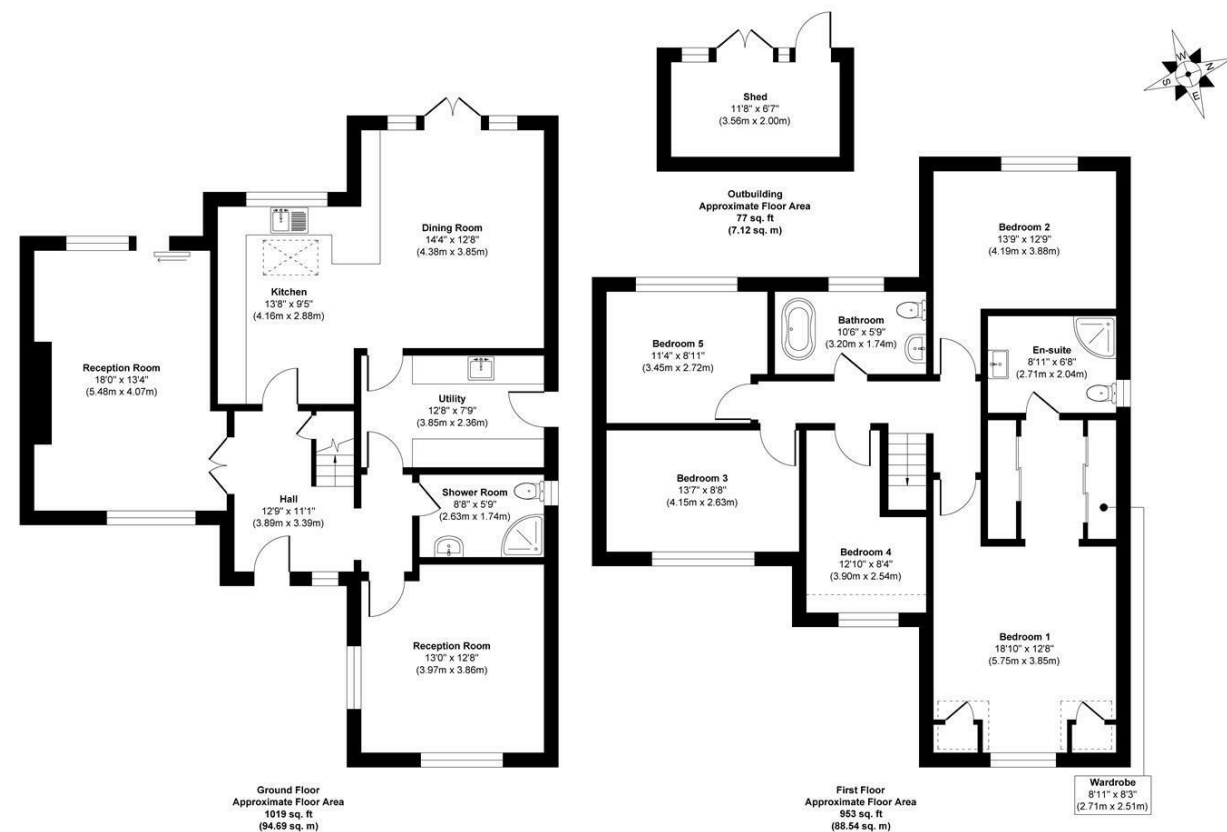
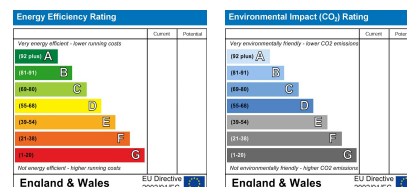




Approx. Gross Internal Floor Area 2049 sq. ft / 190.35 sq. m (Including Outbuilding)

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

Produced by Elements Property



Highgate The Street, Bolney, RH17 5QL

Offers Over £800,000 Freehold

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Highgate The Street, Bolney, RH17 5QL

Five Things We Love...

Beautifully extended and renovated to offer over 2,000 sq ft of stylish, versatile accommodation, perfectly designed for modern family living.

Exceptional open-plan country kitchen and dining room, flooded with natural light and opening onto the rear garden, creating the perfect space for everyday life and entertaining.

Five generous double bedrooms, including a superb principal suite with dressing room and en-suite, complemented by flexible reception rooms and a cosy sitting room with an open fireplace.

Generous rear garden backing directly onto open countryside, with a large terrace, mature planting and a versatile detached timber studio/home office.

Prime village location in the heart of Bolney, enjoying a thriving community, excellent local amenities, countryside walks, highly regarded schools and superb transport links to London, Gatwick and the South Coast.

Guide Price £800,000 - £850,0000

Nestled in the heart of the sought-after West Sussex village of Bolney, this beautifully extended five-bedroom semi-detached family home offers over 2,000 sq ft of impeccably presented accommodation, perfectly balancing timeless character with contemporary family living. Thoughtfully renovated throughout, the property combines elegant reception rooms, a stunning open-plan kitchen and dining space, generous bedroom accommodation and a wonderful rear garden backing directly onto open countryside.

Bolney is one of Mid Sussex's most desirable villages, celebrated for its thriving community, highly regarded primary school, traditional village pub, church and abundance of scenic countryside walks. Despite its peaceful rural setting, the village enjoys excellent connectivity, with Haywards Heath and Burgess Hill both within easy reach, mainline rail services to London, and convenient access to the A23, Gatwick Airport and the South Coast.

The Home....

Stepping inside, a welcoming central hallway immediately sets the tone for the rest of the home. The beautifully proportioned principal sitting room is a warm and inviting retreat, centred around a charming open fireplace that creates the perfect setting for cosy winter evenings. Opposite, a second reception room provides excellent versatility and can easily serve as a snug, family room, playroom or home office to suit modern lifestyles.

Undoubtedly the heart of the home is the exceptional country-style kitchen. Beautifully appointed with bespoke shaker cabinetry, quartz worktops, a Belfast sink, quality integrated appliances and twin ovens, this impressive space is flooded with natural light from a large picture window overlooking the garden and a striking roof lantern above. The kitchen flows effortlessly into the spacious dining room, creating a superb open-plan entertaining space where glazed doors open directly onto the rear terrace, seamlessly connecting indoor and outdoor living throughout the warmer months. A generous utility room provides excellent additional storage and practicality, while a stylish contemporary shower room completes the ground floor accommodation.



The first floor continues to impress with five well-proportioned double bedrooms. The principal suite enjoys its own dressing room and beautifully finished en-suite shower room, creating a luxurious and private retreat. The remaining four bedrooms are all generous doubles, perfectly suited to family life or visiting guests, and are served by an elegant family bathroom featuring a freestanding roll-top bath and classic fittings.

Outside, the property is equally impressive. To the front, a substantial block-paved driveway provides off-road parking for numerous vehicles, while the attractive brick and tile-hung façade creates excellent kerb appeal. To the rear, a generous paved terrace provides the perfect setting for al fresco dining and entertaining before leading onto a beautifully maintained lawn bordered by mature planting and backing directly onto open countryside, offering an exceptional sense of peace and privacy. A detached timber outbuilding provides excellent versatility, ideal as a home office, studio, gym or additional storage.

Offering approximately 2,049 sq ft (190 sq m) of beautifully presented accommodation, this exceptional home successfully combines the charm of village living with the space and flexibility demanded by modern family life. With its outstanding finish, enviable countryside setting and highly desirable Bolney location, this is a rare opportunity to acquire a truly special family home.

The Location...

Bolney is one of Mid Sussex's most desirable villages, offering an exceptional balance of idyllic countryside living and everyday convenience. Surrounded by rolling Sussex farmland, the village is renowned for its welcoming community, highly regarded primary school, historic parish church, village hall and the popular Eight Bells pub. It is also home to the award-winning Bolney Wine Estate, while an abundance of public footpaths and bridleways provide wonderful opportunities to explore the surrounding countryside.

Despite its peaceful rural setting, Bolney is exceptionally well connected. The nearby towns of Haywards Heath, Burgess Hill and Horsham offer an extensive range of shopping, leisure and educational facilities, while Haywards Heath railway station provides fast and frequent services to London Victoria and London Bridge in around 45 minutes. The A23 is also within easy reach, offering convenient access to Gatwick Airport, Brighton, the M23 and M25, making Bolney an ideal location for both commuters and families seeking a quintessential Sussex village lifestyle.

