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4 Hapstead Cottages, 67 High Street, Ardingly, RH17 6TB

Guide Price £525,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A charming and extended 2 Double Bedroom semi-detached Victorian character cottage with 3 Reception Rooms situated in the heart of this popular Mid-Sussex village

- Tucked away off the village High Street close to highly regarded schooling, open countryside, Showground / Wakehurst Place
- **Refurbished throughout (2023)** + wonderful double aspect side **Kitchen / Dining Room extension (2024)** fitted units, appliances, breakfast bar, underfloor heating and doors to garden
- **Entrance Hall** stairs to first floor + useful storage space + cupboard
- **Cloakroom/WC** fitted white suite
- **Sitting Room** brick fireplace + feature woodburner
- **Home Office / Bed 3** flexible reception room
- **Utility Room** fitted cupboards, sink unit, Worcester gas combination boiler + side door
- **First Floor** landing with **2 Bedrooms**
- **Family Bathroom** fitted white suite
- Sought after **Driveway Parking** for 2-3 vehicles
- Adjoining **Garage** up and over door
- Gas fired central heating to new radiators (new combi boiler) + double glazed windows
- Private (27' x 19') landscaped **South West Facing Garden** (2025) paved patio, timber sleepers with flower beds, lighting, water tap and gated access.



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EPC Rating: C and Council Tax Band: D

LOCATION

The High Street provides a variety of local shops and stores plus Fellows Bakery and public house in Street Lane. The picturesque 180 acre Ardingly Reservoir is only 1.2 miles distant and offers many water sports activities in addition to pleasant walks. The South of England Showground and Wakehurst, the country estate of the Royal Botanical Gardens, Kew are all within the local vicinity, together with an abundance of footpaths and open countryside. Ardingly is located in the High Weald area of outstanding natural beauty.

BY ROAD - Access can be gained via the B2028 to East Grinstead and Crawley or Junction 10a onto the A/M23.

SCHOOLS - St Peters C of E Primary (0.5 miles), Oathall Community College Secondary School in Lindfield (3.7 miles). The local area is well served by several independent schools including: Great Walstead (3.9 miles) and Ardingly College (1.0 miles).

STATION - Haywards Heath mainline railway station (3.7 miles). Fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

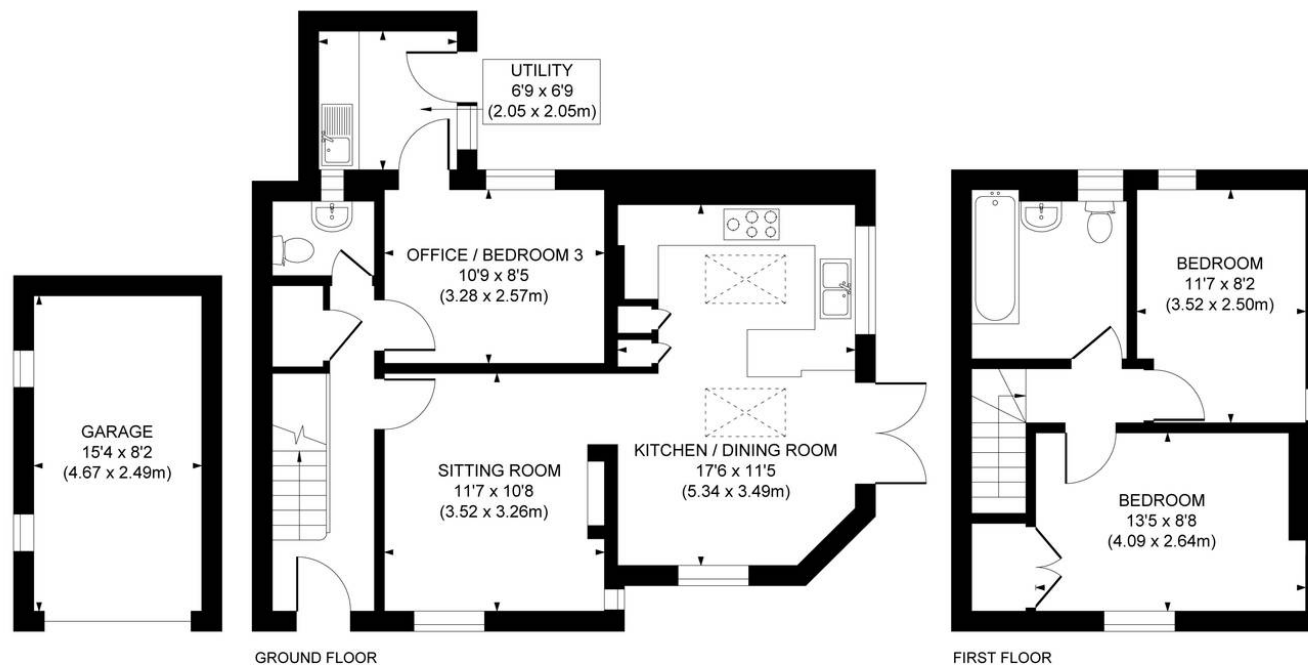


Approximate Gross Internal Area

Main House 932 sq. ft / 86.62 sq. m

Garage 125 sq. ft / 11.62 sq. m

Total 1,057 sq. ft / 98.24 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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