

A superb 4-bedroom detached contemporary-style family home of 2,391 sq.ft. with high-end, outdoor studio, occupying an impressively sized plot of circa 0.4 acres in a popular, semi-rural location with swift access to A/M23.



Ley Spring, Bolney Road, Ansty, West Sussex RH17 5AW

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



Ley Spring,
Bolney Road,
Ansty,
West Sussex.
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This fabulously designed home offers modern and versatile living amid a contemporary, superior finish. A superb living/kitchen/dining room forms the heart of the house whilst integrated with high specification appliances and bi-folding doors to the rear decked terrace and garden. Set in a semi-rural, edge-of-village location close to open countryside, yet convenient road access to A/M23.

the house...

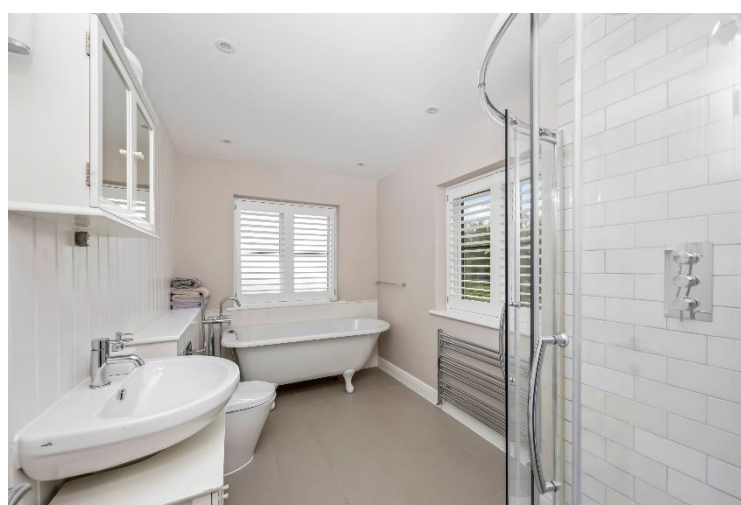
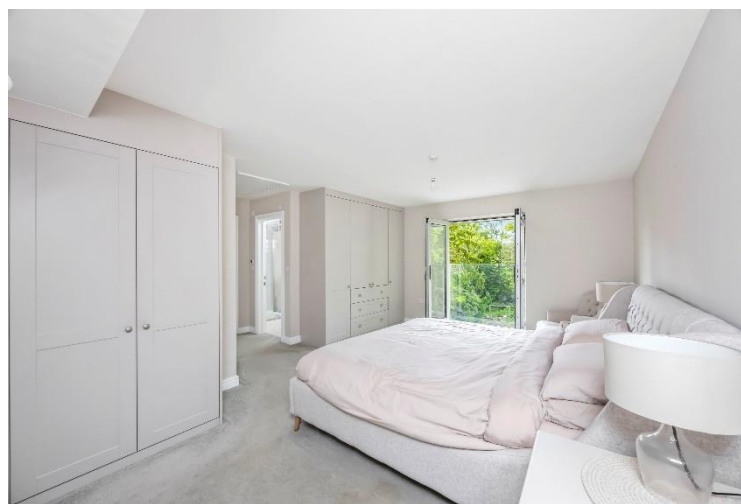
- 4-BEDROOM DETACHED HOUSE WITH 3-RECEPTIONS & 3-BATH/SHOWER ROOMS.
- EXTENDED & RENOVATED TO A BESPOKE, ULTRA-MODERN ARCHITECT DESIGN IN 2016.
- FINISHED TO A HIGH STANDARD & SPECIFICATION THROUGHOUT.
- SPLIT LEVEL OPEN PLAN LIVING ROOM/DINING ROOM/KITCHEN WITH BI-FOLDING DOORS.
- GROUND FLOOR STUDY/PLAYROOM.
- GROUND FLOOR BEDROOM/FAMILY ROOM. GROUND FLOOR SHOWER ROOM.
- UTILITY ROOM.
- WALK-IN COAT/STORAGE CUPBOARD.
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM.
- TWO FURTHER FIRST FLOOR BEDROOMS (ONE LARGE DOUBLE & ONE SINGLE).
- FAMILY BATHROOM.
- SECURITY ALARM SYSTEM.
- EPC RATING: D. COUNCIL TAX BAND: G.

the gardens and beyond...

- IMPRESSIVE PLOT OF CIRCA 0.4 OF AN ACRE.
- BEAUTIFULLY LANDSCAPED FRONT & REAR GARDENS.
- LARGE PRIVATE DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES.
- 36'3 X 9'10 TANDEM-LENGTH GARAGE WITH PERSONAL DOOR TO GARDEN.
- DETACHED GARDEN STUDIO WITH PATIO - CURRENTLY AN OFFICE & HOME GYM.
- EXTENSIVE DECKED TERRACE ADJOINING REAR OF HOUSE.
- CENTRALLY POSITIONED CIRCULAR PATIO FEATURE, IDEAL FOR SEATING.
- WOODED OUTLOOK PROVIDING HIGH DEGREE OF PRIVACY & SECLUSION.
- EXTERNAL LIGHTING.
- SEMI-RURAL EDGE OF VILLAGE LOCATION .
- EASY ROAD ACCESS TO NEARBY SCHOOLS, HAYWARDS HEATH RAIL STATION & A/M23.

see more on pages 7 & 8





in more detail...

A stunning 4-BEDROOM DETACHED family home of 2,391 sq.ft, having been renovated and refurbished to an INDIVIDUAL ARCHITECTURAL DESIGN in 2016, whilst occupying an impressively sized plot of CIRCA 0.4 ACRES enjoying a HIGH DEGREE OF PRIVACY AND SECLUSION with a wooded outlook. This beautiful home is set in a SEMI-RURAL, edge-of-village location close to open countryside yet offers convenient road access to Haywards Heath's mainline railway station as well as surrounding villages and A/M23.

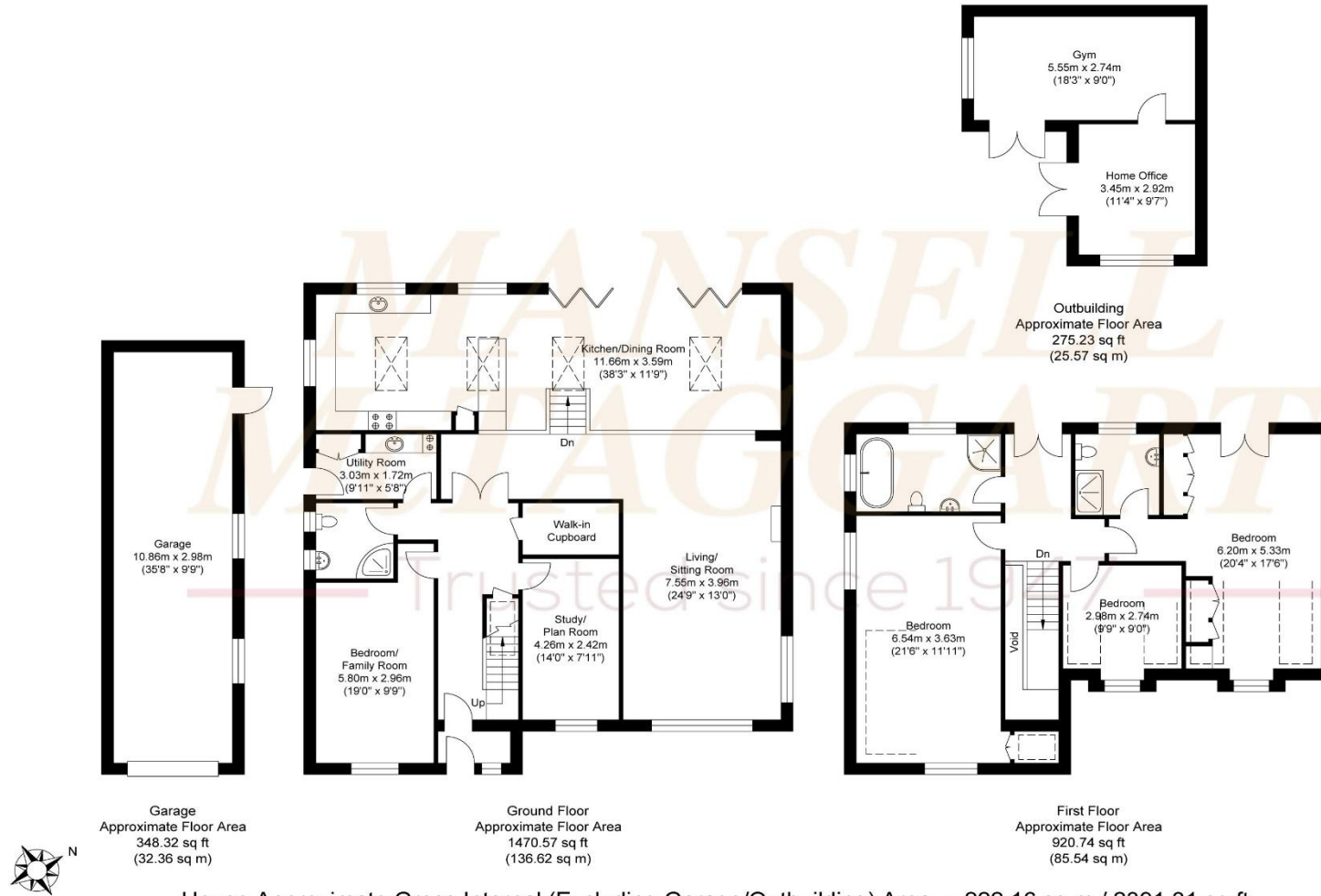
Having been beautifully redecorated throughout and the gardens cleverly landscaped by the current owners, this contemporary designed home offers modern and versatile living amid a contemporary, superior finish, enjoying high specification integrated appliances to the kitchen along with superior fixtures and fittings throughout. Additionally, during the current ownership, a walk-in cupboard has been reconfigured to the hallway to provide handy storage for coats, shoes and further storage needs.

The accommodation in brief comprises; an ENCLOSED PORCH opening into a RECEPTION HALL leading to a highly impressive, state-of-the-art, SPLIT LEVEL LIVING ROOM/KITCHEN/DINING ROOM with a vaulted ceiling inset with Velux roof windows allowing an abundance of natural light to flood through. To the LIVING ROOM is a feature inset wood-burning stove with oak mantel, whilst to the lower level is the DINING ROOM with bi-folding doors to an extensive decked terrace spanning the property's width. The beautifully appointed KITCHEN is fitted with an extensive range of high-quality cabinetry, finished in soft white and muted stone whilst complemented with Quartz worksurfaces and upstands which extend to a breakfast bar, ideal for high seating. Integrated appliances include an eye-level AEG double electric oven, AEG extra wide induction hob with extractor hood over and Hotpoint dishwasher, whilst space for an American-style fridge/freezer is set within further cabinetry. A spacious DINING AREA enjoys delightful views over the garden with bi-folding doors opening onto an extensive decked terrace. A separate UTILITY ROOM sits off the hallway with fitted cupboards, secondary sink and space/plumbing for domestic appliances and external door access. Further, are a STUDY/PLAYROOM and a GROUND FLOOR BEDROOM/FAMILY ROOM with a stylish modern SHOWER ROOM with basin and WC adjacent.

From the reception hall, a staircase rises to the FIRST-FLOOR LANDING featuring French-style doors with a glass Juliet balcony lending beautiful, elevated views over the garden and woodland beyond. Being double in aspect and spanning front to rear, is the PRINCIPAL BEDROOM with 'Sharps' luxury fitted wardrobes/drawers along with a further set of French-style doors with glass Juliet balcony in addition to a luxury EN-SUITE SHOWER ROOM. BEDROOM TWO, is an extremely spacious double room of dual aspect with a large and deep fitted wardrobe whilst BEDROOM 3, a large single, benefits from a Dormer window, both of which are served by a stylish and luxurious FAMILY BATHROOM with a freestanding claw foot bath, separate shower enclosure, vanity basin and WC.



Bolney Road



House Approximate Gross Internal (Excluding Garage/Outbuilding) Area = 222.16 sq m / 2391.31 sq ft

Garage Area = 32.36 sq m / 348.32 sq ft

Outbuilding Area = 25.57 sq m / 275.23 sq ft

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

outside...

To the FRONT is a large, gravelled PRIVATE DRIVEWAY with turning area providing ample parking for several vehicles along with a DOUBLE-LENGTH GARAGE (36'3 x 9'10) with an electric remote-controlled roller door along with power and lighting and personal door to side path. Deep and well-stocked bedding borders with an array of shrubs are positioned to the front and side along with a raised area of lawn.

A particular feature of the property is its LARGE REAR GARDEN, having been professionally tiered and landscaped whilst providing various seating areas, ideal for alfresco dining and entertaining. Extensive timber decking adjoins the dining area of the kitchen through bi-folding doors with lowered areas of tiered lawn beyond, incorporating a circular patio between the two. A wooded backdrop provides an extremely high degree of privacy and seclusion whilst creating a sense of serenity. Specimen trees and shrubs surround this fully enclosed garden.

Gated access is arranged to each side of the property, one housing the oil tank and bin storage whilst the other provides pathway access to the rear personal door of the garage.

Positioned to the rear of the garden is a superb L-SHAPED TIMBER STUDIO, complete with double glazed windows, two sets of patio doors, wall-hung air-conditioning units to each room, electricity and light, IDEAL FOR THOSE WORKING FROM HOME, currently used as an office and separate gym.



the location...

'Ley Spring' occupies a set-back position off the Bolney Road, highly convenient for road access to the A/M23.

The centre of the village is approx. half a mile distant where there is a state-of-the-art Village Hall, petrol station with convenience store, a cricket field and a sports and social club.

Ansty is surrounded by glorious countryside interspersed with footpaths and bridleways linking with the neighbouring districts and villages.

Nearby Cuckfield (1½ miles distant) has a picturesque village high street with a broader range of shops, stores, restaurants and highly regarded schooling where children from Ansty fall into the catchment area.

Haywards Heath town centre (3½ miles distant) to the east, has an extensive shopping centre, sports and leisure facilities and a mainline railway station providing fast commuter links to London (Victoria/London Bridge 47 mins) and the south coast (Brighton 20 mins).



schools...

Holy Trinity County Primary School, Cuckfield (2.1 miles).
Bolney County Primary School (2.5 miles).
Warden Park Secondary Academy (2.5 miles) *for which a school bus runs locally.*
Burgess Hill Girls School (4.3 miles).
Hurst College, Hurstpierpoint (4.9 miles).
Ardingly College, Ardingly (5.9 miles).
Handcross Park School (7.8 miles).

station...

Haywards Heath mainline railway station (3.4 miles away) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

road links...

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 2 miles to the west giving swift access to Brighton, Gatwick Airport and the M25 to the wider motorway network.

more details from Mansell McTaggart...

call: Cuckfield: 01444 417600
email: cf@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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