

A most unique and characterful 4-bedroom period residence, set on a circa 0.5 acre plot with a large, park-like, south-facing rear garden (with an additional 0.9 acre plot available). Conveniently situated for highly regarded schools, village centre and swift road access onto the A/M23.



Ryecroft Cottage, Ryecroft Road, Bolney, West Sussex RH17 5PS

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



Ryecroft Cottage,
Ryecroft Road,
Bolney
West Sussex
RH17 5PS

Believed to have been built in 1860, this fine period home, set on a circa 0.5-acre plot, enjoys modern comforts combined with character and charm across a unique but versatile layout. Having been sympathetically updated and beautifully redecorated by the current owner during a 20-year residence, the property also boasts a large, stunning rear garden which enjoys a park-like feel complete with a superb summerhouse. An adjoining additional plot of circa 0.9-acres is also available by separate negotiation.

the house...

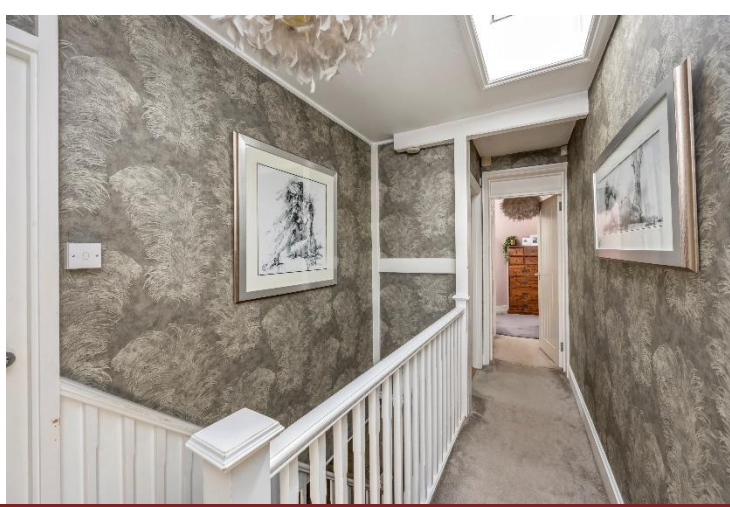
- 4-DOUBLE BEDROOM PERIOD HOME IN A SOUGHT-AFTER VILLAGE LOCATION.
- 4-RECEPTION ROOMS TO INCLUDE LIVING ROOM, DINING ROOM, SNUG & STUDY.
- COUNTRY-STYLE KITCHEN WITH BUILT-IN APPLIANCES & RANGEMASTER COOKER.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAKROOM.
- PRINCIPAL BEDROOM SUITE WITH WALK-IN WARDROBE(S) & IMPRESSIVE EN-SUITE.
- THREE FURTHER DOUBLE BEDROOMS.
- FAMILY BATHROOM WITH BATHTUB & SHOWER ENCLOSURE.
- EPC RATING: D.
- COUNCIL TAX BAND: G.

Outside and gardens...

- OVERALL PLOT OF CIRCA 0.5 ACRES.
- ADDITIONAL ADJOINING CIRCA 0.9 ACRE PLOT AVAILABLE BY SEPARATE NEGOTIATION.
- PRIVATE GATED DRIVEWAY PROVIDING PARKING FOR AMPLE VEHICLES.
- RAISED SHRUB BORDERS & HIGH HEDEROW TO FRONT PROVIDING PRIVACY.
- BARN-STYLE TWO-BAY GARAGE WITH STOREROOM & LOFT STORAGE SPACE.
- LARGE REAR GARDEN WITH RURAL OUTLOOK ENJOYING HIGH LEVEL OF PRIVACY.
- EXTENSIVE PATIO ADJOINING REAR OF HOUSE. SUPERB SUMMERHOUSE. GREENHOUSE.
- CONVENIENT LOCATION CLOSE TO VILLAGE CENTRE & EASY WALK TO PRIMARY SCHOOL.
- SWIFT & EASY ROAD ACCESS TO A/M23.

see more on pages 7 & 8





in more detail...

A most delightful and charming 4-BEDROOM ATTACHED PERIOD COTTAGE, dating back we believe to 1860, set on an IMPRESSIVE PLOT OF CIRCA 0.5 OF AN ACRE with an EXTENSIVE and GLORIOUS REAR GARDEN along with a LARGE PRIVATE FRONTAGE providing ample parking and BARN-STYLE GARAGING. The property is ideally situated within a short walk of the village centre and highly regarded primary school. Swift and easy road access to the A/M23 is also an advantage.

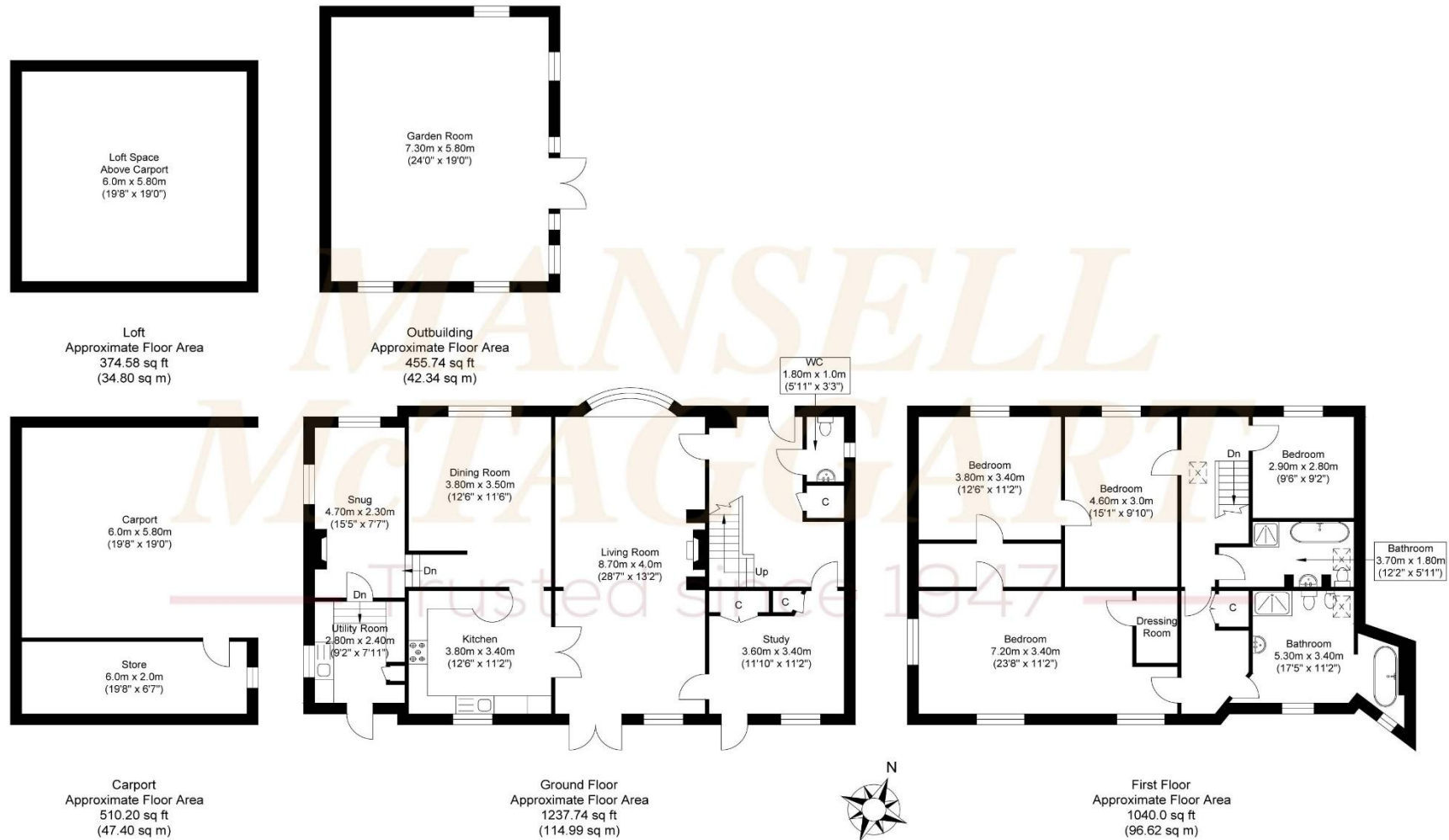
This truly unique and sizeable home of 2,278 sq.ft, arranged over two floors, enjoys 4-RECEPTION ROOMS and 2-BATH/SHOWER ROOMS, having been sympathetically updated whilst beautifully appointed and fully decorated by the current owner during a 20-year residence. This fine country home provides unique yet very versatile accommodation throughout, particularly suited to multi-generational family living, those with a live-in au pair and/or for those working from home.

The accommodation in brief comprises: An ornate oak front door into a spacious RECEPTION HALL laid to a tiled floor with a CLOAKROOM/WC and COAT STORAGE CUPBOARD off. Spanning front to rear is a splendid LIVING ROOM with a feature woodburning stove inset to a characterful chimney breast whilst benefitting from French-style doors opening to the patio beyond. Part-glazed double doors from here open into a country-style fitted KITCHEN finished with granite worksurfaces extending to a breakfast bar peninsular, ideal for high seating. Integrated appliances include a recently replaced Siemens full-height fridge and Neff dishwasher, whilst freestanding is a Rangemaster cooker with a fitted co-ordinating extractor hood over. Lying open plan is a spacious DINING ROOM providing ample space for a large dining table and chairs. A few steps down from here open into a spacious double aspect SNUG enjoying an ornate fireplace with further steps down to a UTILITY ROOM complete with fitted wall and base units, spaces for x4 under counter appliances, secondary sink and external door to the rear garden. A further and HIGHLY VERSATILE DOUBLE ROOM, WITH EXTERNAL REAR ACCESS, is positioned off the reception hall, ideal as a HOME OFFICE/STUDY or GROUND FLOOR BEDROOM.

Stairs from the reception hall rise to the FIRST FLOOR where a self-contained PRINCIPAL BEDROOM SUITE is enjoyed comprising a SNUG/DRESSING AREA housing a sizeable airing cupboard whilst providing access to a large, DOUBLE ASPECT BEDROOM with WALK-IN WARDROBE(S) and an impressive, luxurious EN-SUITE featuring a modern freestanding bath showcased within a semi-enclosed room off the SHOWER ROOM complete with WC, bidet and vanity basin. THREE FURTHER DOUBLE BEDROOMS, two of which are interconnecting with one linking to the principal bedroom via the walk-in-wardrobe, are all served by a fully tiled, modern and luxury FAMILY BATHROOM equipped with a contemporary-style freestanding bath, separate shower enclosure, WC and vanity basin.



Ryecroft Road



Approximate Gross Internal Area (Excluding Carport / Outbuilding & Loft) = 211.61 sq m / 2277.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

outside...

The property is situated in a leafy, set-back position on a generous plot of CIRCA 0.5 OF AN ACRE (with a further and adjoining 0.9 ACRE PLOT available separately).

Double timber gates open onto an exceptionally large shingled PRIVATE DRIVEWAY providing ample and secure parking for numerous vehicles along with an OPEN BARN-STYLE TWO-BAY GARAGE with ENCLOSED STOREROOM and further storage within the roof space whilst all complete with power.

Pretty, raised planted borders are positioned to the immediate front of the cottage with surrounding hedgerow to its front boundaries creating attractive screening and privacy.

To the SIDE is an area of garden with a TIMBER GREENHOUSE which leads on and opens to a most impressive, LANDSCAPED and PARK-LIKE REAR GARDEN, being a particular feature of the property. Being fully enclosed with a vast expanse of level lawn, this stunning garden is bordered with an array of mature, beautiful trees as well as high hedgerow, all of which provide a high degree of privacy and seclusion.

Adjoining the house, to the rear, is an extensive PORCELAIN PATIO TERRACE spanning the width of the cottage across two tiers, ideal for alfresco dining and entertaining.

Additionally, a superb SUMMER HOUSE with a pitched and tiled roof and internal vaulted ceiling, currently used as a GAMES ROOM, lends itself to various uses to include a home gym, hobbies studio or home office.



the location...

The property, situated in Ryecroft Road off the London Road in Bolney village is within an easy walk to Bolney's Church of England Primary School, the Rawson Village Hall with its adjacent playground as well as the picturesque church of St. Mary Magdalene.

'The Bolney Stage', a highly popular pub/restaurant is located in nearby London Road, whilst the recently re-opened 'Eight Bells' pub in 'The Street' is just over a 10-minute walk away. Furthermore, and close-by, is the award-winning Bolney Wine Estate with its vineyard tours, restaurant and café.

Various sports clubs and social clubs/groups are on hand as well as an abundance of bridleways and footpaths for enjoying the immediate countryside. There is also a fuel station offering groceries for convenience needs,

The larger town of Haywards Heath (5.7 miles) provides more comprehensive shopping facilities and amenities, whilst a little farther out is Crawley (9.3 miles), Horsham (12.5 miles) and Brighton (14 miles) where extensive shopping, social and recreation facilities as well as services can be found. The property is also conveniently situated for the A/M23 which gives quick road access to London, Gatwick Airport (15 miles), the M25 and the south coast.



schools...

Bolney County Primary School (0.9 miles).
Holy Trinity County Primary School, Cuckfield (4.2 miles).
Warden Park Secondary Academy (4.7 miles).

Burgess Hill Girls School (6.5 miles).
Hurst College, Hurstpierpoint (5.7 miles).
Ardingly College, Ardingly (8 miles).
Handcross Park School (9 miles).

stations...

Burgess Hill (6.2 miles).
Three Bridges (10.5 miles).
Haywards Heath mainline rail station (5.7 miles) providing fast commuter links to London (Victoria/London Bridge both 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 A/M23, lying approximately 2.1 miles distant giving swift access to Brighton, Gatwick Airport and the M25, connecting to the wider motorway network.

more details from Mansell McTaggart...

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