



**MANSELL
McTAGGART**
— Trusted since 1947 —

'Holland House' 29 High Street, Ardingly, West Sussex, RH17 6TB

Guide Price **£650,000 Freehold**



Holland House, 29 High Street, Ardingly, RH17 6TB

A wonderful Grade II Listed detached timber framed period property, built mid-late 1600's full of character and charm situated in the heart of Ardingly village.

4 Double Bedrooms, 3 Receptions, 2 Bathrooms and spans 3 floors (1,700 sq ft) **NO CHAIN**

- Front door into **Entrance Lobby**.
- **Sitting Room** exposed beams, Inglenook open brick fireplace and sash window
- **Kitchen/Breakfast Room** fitted range of units and appliances
- **Utility Room** adjoining onto the kitchen
- **Inner Lobby** with **Cloakroom/WC**
- **Dining Room** feature fireplace
- **Study** sash windows, exposed timber beams
- **First Floor: Bedroom 1** timber beams, brick fireplace and sash window
- **En-Suite** fitted white suite
- **Family Bathroom** fitted white suite
- **Bedroom 2** timber beams, brick fireplace and sash window
- Top Floor: **Bedrooms 3 & 4**
- **West Facing Rear Garden** (65' x 45') gated side and rear access, patio and lawns, mature plants, flowers and shrubs. Timber fencing and brick storage outbuilding
- **Single Garage** (15'6 x 98'10) situated in block located behind the property



Holland House, 29 High Street, Ardingly, RH17 6TB

Council Tax Band: F

LOCATION

The property is situated in the heart of Ardingly village High Street in the High Weald area of outstanding natural beauty, close to the Gardener's Arms public house and is within a short walk of the general store and Fellows Bakery. The renowned and picturesque 180 acre Ardingly Reservoir is within 1.5 miles and offers many water sports activities, pleasant walks around its perimeter.

SCHOOLS

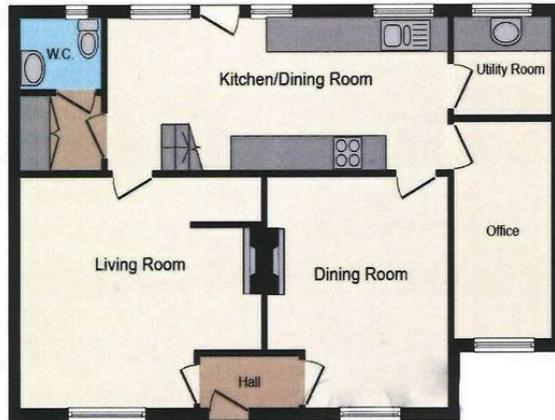
St Peter's CE Primary School (1.1 miles), Oathall Community College in Lindfield (4.1 miles). The local area is also well served by several independent schools including: Great Walstead (4.5 miles) and Ardingly College (1.6 miles).

STATION

Haywards Heath mainline railway station (4.3 miles) provides fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport 15mins and the South Coast (Brighton 20 mins).



**MANSELL
McTAGGART**
— Trusted since 1947 —



Ground Floor



First Floor



Second Floor



Garage

Living Room 15' 4" max x 13' 3" (4.67m max x 4.04m max)

Dining Room 13' 3" max x 11' 6" max (4.04m max x 3.51m max)

Kitchen / Dining Room 21' 9" max x 8' 9" max (6.63m max x 2.67m max)

Office 12' 4" x 6' 1" (3.76m x 1.85m)

Bedroom 1 16' 4" max x 13' 2" max (4.98m max x 4.01m max)

Bedroom 2 13' 2" max x 10' 7" max (4.01m max x 3.23m max)

Bedroom 3 13' 6" x 10' 3" (4.11m x 3.12m)

Bedroom 4 13' 6" x 10' 9" (4.11m x 3.28m)

Total: 157.9 sq m / 1,700 sq ft

Total floor area 157.9 sq.m. (1,700 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

**MANSELL
McTAGGART**
Trusted since 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.