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'Step Cottage' School Lane, Danehill, RH17 7JE

Offers In Excess of **£1,000,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A charming and characterful detached home which was previously part of the Harold MacMillan Estate with 4 Bedrooms, 2 Receptions + 2 Bath/Shower Rooms situated in a picturesque village with HALF ACRE PLOT, outbuildings and privacy.

- Danehill village is in the High Weald Area of Outstanding Natural Beauty
- Gated **Private Driveway** for 8-10 vehicles
- **Double Garage** alarm, power, lighting and consumer unit
- Adjoining **Annexe / Studio** (ideal extra accommodation / potential for additional income) - Open plan Kitchen / Sitting / Dining, Shower Room/WC + First Floor Bedroom
- Separate garden **Home Office**
- **House:** 1,588 sq ft + **Outbuildings:** 1,012 sq ft
- **Stunning countryside Views** across gardens and neighbouring fields
- A well presented family home, original part being 200 years old
- **Entrance Porch** inner door
- **Reception Hall** stairs to first floor
- **Shower Room/WC** fitted white suite
- Open plan **Kitchen / Dining Room** island, electric Rayburn, side doors + wood burner
- **Utility Room** space for appliances + side door
- Double aspect **Sitting Room** + wood burner
- **First Floor** - landing + storage
- **4 Bedrooms**
- **Family Bathroom** re-fitted white suite



Step Cottage School Lane

EPC Rating: D and Council Tax Band: G

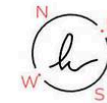
- **Utilities** - mains water, electricity, new oil fired central heating system installed in 2019 with separate external boiler house + mains drainage

LOCATION - The village of Danehill lies on the East/West Sussex border on the fringe of Ashdown Forest with 6,400 acres of heath/woodland for riding (by permit) and walking and the property is within easy reach of a bus stop. Danehill village is well situated for a number of major towns including Haywards Heath, East Grinstead, Crawley and Tunbridge Wells all of which have extensive shopping/leisure facilities and rail services. Gatwick Airport/Station and the M23 motorway are within 20 miles.

SCHOOLS - Private and state schools are well represented in the vicinity with Cumnor House at Danehill, Rudolph Steiner Michael Hall in Forest Row, Brambletye at Ashurst Wood together with Chailey and Sackville Secondary schools. The area has a number of respected Hotels/Restaurants including Gravetye Manor, Ashdown Park Hotel, Spa Hotel in Tunbridge Wells and the Alexandra Hotel and Spa in Turners Hill. Sports venues within 25 miles include Brighton & Lingfield Park Racecourses, East Sussex National Golf Course at Uckfield and the Amex Stadium home of Brighton & Hove Albion Premiership Football Club.



Approximate Floor Area = 147.5 sq m / 1588 sq ft
Outbuilding(s) = 94.0 sq m / 1012 sq ft
Total = 241.5 sq m / 2600 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81040

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