



**MANSELL
McTAGGART**
— Trusted since 1947 —

'Yewhurst' Church Lane, Horsted Keynes, West Sussex, RH17 7AY

Guide Price £775,000 Freehold



Yewhurst, Church Lane, Horsted Keynes, RH17 7AY

****PLEASE WATCH VIEWING VIDEO****

A stunning Tudor style period cottage, circa 400 years old with later extensions. This 4 Bedroom home enjoys a wonderful peaceful location within one of the most desirable roads forming part of the conservation area. Fantastic rear views over rolling countryside.

- This character home has been sympathetically improved and extended with thermal insulation fitted throughout
- **Entrance Hall** built-in useful storage
- **Sitting Room** with timbered ceiling and impressive Inglenook fireplace
- South Facing **Dining Room** with wood burner
- **Kitchen/Breakfast Room** fitted units, space for range cooker and doors to side / rear gardens
- Ground floor **Cloakroom/WC**
- **First Floor** landing - timber beams and storage
- **4 Bedrooms** (Bedroom 1 with shower cubicle + French Balcony enjoying stunning views)
- **Family Bathroom** fitted white suite
- Gas central heating to radiators (bottles gas) + replacement double glazed windows
- Recently redecorated external timber cladding
- **65' wide x 20' max Frontage** cottage style Front Garden + **Private Driveway** for 2 vehicles
- **South Facing Side Garden** laid to paved patio
- **40' x 40' West Facing Rear Garden** beautifully landscaped, lawns, patios, well stocked beds / borders, sandstone wall, loggia and stunning views



Yewhurst, Church Lane, Horsted Keynes, RH17 7AY

EPC Rating: F and Council Tax Band: E

LOCATION

Horsted Keynes is a much sought after village - peaceful and close to nature, surrounded by picturesque Sussex countryside with a wealth of lakes, footpaths and bridleways. The property is situated near the historic church, down a quiet no through lane just off the village green and enjoys excellent views across rolling countryside to the rear.

The village has a store providing daily needs together with a sub post office, highly regarded primary school, 2 pubs plus social and tennis clubs. Haywards Heath town offers a more comprehensive range of shopping facilities and eating establishments as well as leisure facilities and mainline railway station.

SCHOOLS - St Giles Primary School, Horsted Keynes (0.1 miles), Oathall Community College Secondary School (4.4 miles). The local area is well served by several **Independent Schools** including: Great Walstead (3.6 miles), Cumnor House (2.1 miles) and Ardingly College (4.3 miles).

STATION - Haywards Heath mainline railway station (4.8 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



Approximate Gross Internal Area

1,218 sq. ft / 113.19 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.

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.