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**'Holland House' 29 High Street, Ardingly, West Sussex, RH17 6TB**  
Offers In Excess Of £600,000 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



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**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

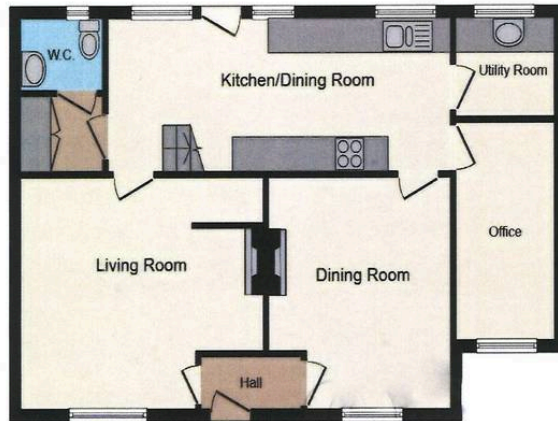
St Peter's CE Primary School (1.1 miles), Oathall Community College in Lindfield (4.1 miles). The local area is also well served by several independent schools including: Great Walstead (4.5 miles) and Ardingly College (1.6 miles).

## 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).

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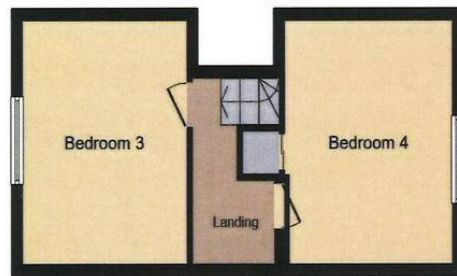




**Ground Floor**



**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

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