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**6 Rixons Orchard, Horsted Keynes, West Sussex, RH17 7EB**

Guide Price **£800,000 – £820,000 Freehold**



## 6 Rixons Orchard, Horsted Keynes, RH17 7EB

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

**A spacious 3 Double Bedroom, 4 Reception Room, 2 Shower Room semi-detached DORMER BUNGALOW with DOUBLE GARAGE tucked away in this EXCLUSIVE CUL-DE-SAC plus WEST FACING REAR GARDEN**

**Rixons Orchard is one of the village's best kept secrets and is tucked away down a long driveway within a short stroll of the picturesque village Green**

- The current owners have undertaken a **Full Refurbishment** and extension programme since 2023. **New work Includes:** oil fired boiler, radiators, Kingspan 1000 litre tank, double glazed windows, doors, paved terrace, sun awning, rear extension, kitchen, shower rooms, carpets and redecoration
- **Flexible Accommodation** over 2 floors + potential to enlarge further, if required (STPP)
- **Stunning Rear Extension** (Kitchen / Dining / Family Area) opening onto the garden
- Enlarged block paved **Private Driveway**
- **Double Garage** (Internal door + Laundry Area)
- One of only six properties in this exclusive cul-de-sac with **Countryside Walks** nearby
- Spacious Front Garden
- Sunny **65' x 30' West facing Rear Garden** a vibrant and colourful mature garden + generous Greenhouse



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**EPC Rating: D and Council Tax Band: E**

**LOCATION** - Rixons Orchard is located off Station Road just to the West of the picturesque village green with its 2 old pubs and the village store. The village has numerous sports clubs and leisure groups and is surrounded by some of the most varied and beautiful countryside in Mid Sussex. The countryside is interspersed with footpaths and bridleways linking with the neighbouring districts and a series of ancient lakes beyond the church with links to the Ashdown Forest.

**SCHOOLS** - The village has a highly regarded primary school and Oathall Community College with its farm is in nearby Lindfield for which the students catch a school bus

**LINDFIELD** - Has a picturesque High Street with a traditional range of shops, boutiques, pubs, restaurants, a duckpond and a large common which holds several events throughout the year.

**HAYWARDS HEATH** - An extensive town centre, leisure centre and a railway station providing fast commuter links to London, Gatwick and Brighton.

**BY ROAD** - Access to the major surrounding areas can be gained via various roads and the A/M23 London to Brighton Road can be joined at Maidenbower ( junction 10 a)

**STATION** - Haywards Heath Mainline Railway Station (4.9 miles) Direct links to London Bridge/Victoria 47 mins, Gatwick Airport 15 mins, Brighton 20 mins)



### Approximate Gross Internal Area

Main House 1,458 sq. ft / 135.54 sq. m (excluding loft space)

Garage 269 sq. ft / 24.99 sq. m

Total 1,727 sq. ft / 160.53 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

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