



Attractive period home in the heart of the village

Fieldhurst, Church Lane, Horsted Keynes, Haywards Heath RH17 7AY

Freehold





Entrance hall • 2 reception rooms • Kitchen and dining room • Cloakroom • 4 bedrooms • Bathroom and separate WC • Detached single garage • South-facing terrace and landscaped garden • EPC rating E

About this property

Believed to date from the turn of the last century, Fieldhurst is an attractive, detached period property situated in the heart of the sought-after village of Horsted Keynes. This charming house is well presented, light and bright, and benefits from a number of features in keeping with its period, including brick elevations with red brick dressings, a pair of twin bays on the northern aspect and both working and feature fireplaces.

There are two reception rooms on the ground floor overlooking the rear garden: one with an inset woodburner and the other with an attractive feature fireplace. The kitchen and dining room is a modern addition to the house, and benefits from a good range of units with granite worktops, ample space for a dining table and French doors opening to the south-facing terrace and garden. A spacious hall and a cloakroom complete the ground floor.

There are four well-proportioned bedrooms on the first floor, two dual-aspect with far reaching views to the village church. The bedrooms are served by a family bathroom with suite including a bath and separate shower cubicle, and an additional WC with basin.

Fieldhurst is accessed from Church Lane via a private driveway, which leads to the detached single garage ahead of the house. A pathway leads through the attractively landscaped and well-stocked part-walled garden to a paved terrace adjoining the front of the house. There is access around both sides of the house to the rear garden, which is laid to lawn.



Local Information

Fieldhurst House is ideally located in a no-through road close near the centre of Horsted Keynes, a delightful old village popular for its picturesque village green, cricket pitch, many interesting historic buildings, and its convenient proximity to Haywards Heath's railway station.

Local amenities include a village hall, a village shop, a primary school and two public houses. Comprehensive shopping is available at Haywards Heath (5 miles), Tunbridge Wells (17 miles) or Brighton (21 miles). There are many leisure activities available in the area including riding on Ashdown Forest, for which a permit is required, sailing at Ardingly and golf across the county.

There is a vibrant cultural and arts scene in Sussex, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Haywards Heath mainline station is only 5 miles distant (c.13 minutes by car) from which there are frequent rail services to London Bridge/Victoria from 42 minutes. Gatwick airport 17 miles.

There are many highly regarded schools in the area, both state and private, including St. Giles primary school in the village, Cumnor House in Danehill, Great Walstead near Lindfield and Ardingly College.

Directions

In the centre of Horsted Keynes, bear left into Leighton Road and turn left into Church Lane. Fieldhurst is immediately on the left.

Services

Oil fired central heating. Electric underfloor heating in the kitchen, dining room and bathroom. Mains electricity, water and drainage.

Outgoings

Mid Sussex District Council, 01444 458166. Tax band F.

Energy Performance

A copy of the full energy performance certificate is available on request.

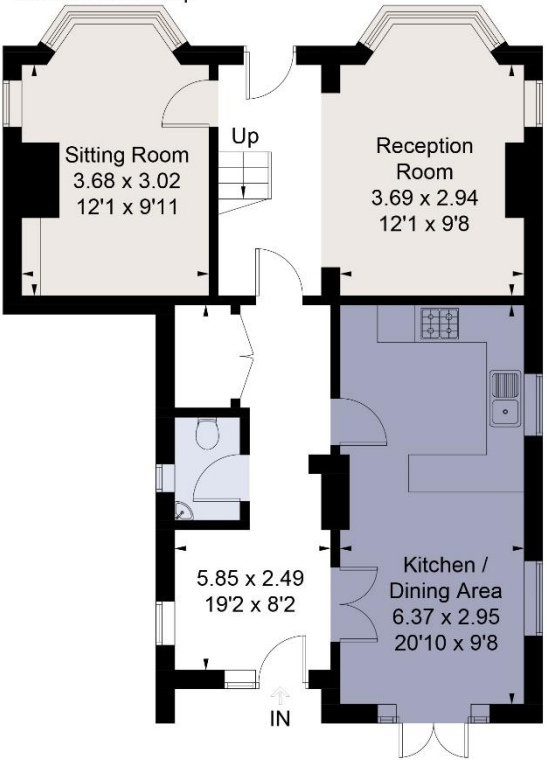
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.

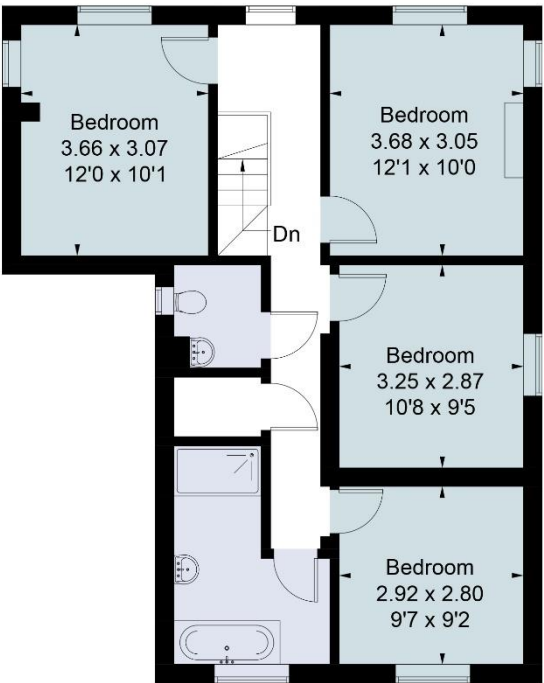




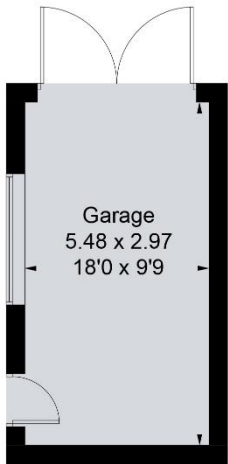
Approximate Area = 133.7 sq m / 1439 sq ft
Garage = 16.2 sq m / 174 sq ft
Total = 149.9 sq m / 1613 sq ft
For identification only. Not to scale.
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Ground Floor




First Floor



(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-4) A	43	76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
		

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