



Stylish and extensively refurbished 18th Century cottage with beautifully landscaped garden

Old Brook Cottage, Horsted Lane, Danehill, Haywards Heath, West Sussex RH17 7HP

Guide £895,000 Freehold





Entrance lobby and hall • Sitting room • Dining room
 • Kitchen and breakfast room open to snug • Study/bedroom
 four • Utility room • Cloakroom • Bedroom one with en suite
 shower room • Two further bedrooms • Bathroom • Cellar
 • Detached timber-framed garage • Landscaped garden
 • About a quarter of an acre • EPC rating E

About the property

Understood to date from the 18th Century, Old Brook Cottage is an attractive period cottage with elevations of Flemish bond brick and mellow stone under a slate roof, with double glazed wooden framed casement windows. During our clients' ownership the house has been cleverly extended with a superb contemporary single-storey kitchen extension, as well as being extensively refurbished throughout, the result being a beautiful period home that is both stylish and comfortable.

The formal front door opens to a lobby, which in turn opens to the inner entrance hall, off which lies a cloakroom with WC. There are two formal reception rooms: the sitting room is a wonderfully cosy room, with a handsome brick inglenook fireplace as its focal point, set with a Morso woodburning stove. The spacious dining room, which has a brick feature fireplace, is an excellent space for entertaining; it adjoins the light and bright study, a versatile room which has a vaulted ceiling and French doors to the garden, and could be used as a fourth bedroom.

The snug is open to the superb kitchen and breakfast room, a new addition to the house and a brilliantly successful blending of old and new. The kitchen is fitted

with a range of painted wood cabinets with wood block worktops, and a striking Alpes Inox stainless steel island; appliances include twin Neff ovens, a Witt six zone induction hob and an integrated dishwasher. A roof lantern bathes the room in light, Crittal-style windows and doors open to the terrace and there is ample space for a breakfast table and additional sofa. There is additional storage in the form of a good-sized utility room lying off the kitchen, and a cellar accessed via a door and steps descending from the snug.

There are three well-proportioned bedrooms on the first floor, bedrooms one and two with built in storage. Bedroom one has an en suite shower room; the other bedrooms are served by a family bathroom with suite including a bath and separate shower cubicle.

Outside

Old Brook Cottage's rear garden is of particular note: south-west facing and beautifully landscaped to offer a number of seating and entertaining areas. A raised stone terrace extends across the rear of the house, edged by rockery-style raised beds; stone steps descend to the lawn and a wood chip path leads down the eastern side of the garden to a further decked terrace in the



shade of an handsome oak, and on down to a useful area for garden waste. The garden is completely private, very well enclosed by mature trees and fencing, bordered to the western boundary by the eponymous brook.

Lying immediately to the west of the house is a gravel driveway with parking for up to four cars, and the detached timber-framed garage which has provision for the installation of an electric-car charging point.

In all, about 0.23 of an acre.

Local information

Old Brook Cottage occupies a semi-rural position between the villages of Danehill (0.4 of a mile) and Horsted Keynes (one mile). Danehill has a popular public house The Coach and Horses, social club with Post Office, a primary school and is home to Cumnor House prep school; the sought-after village of Horsted Keynes is known for its picturesque village green, many interesting historic buildings, and its convenient proximity to Haywards Heath's railway station.

Local amenities in Horsted Keynes include a village hall, a village shop, a primary school and two public houses. Comprehensive shopping is available at Haywards Heath (six miles), Tunbridge Wells (16 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.

Transport links: Haywards Heath mainline station is only six miles distant from which there are frequent rail services to London Bridge/Victoria from 42 minutes. Gatwick airport 16 miles.

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

Directions

Heading north on the A275 enter Danehill and pass the war memorial on the left. Take the second road on the left (Horsted Lane) and continue for about 0.4 of a mile. Old Brook Cottage can be found on the left hand side on a right hand bend; the gravel driveway is immediately after the house.

Services

Biomass (wood pellet) fired central heating. Mains electricity and water. Private drainage.

Outgoings

Wealden District Council, 01892 653311. Tax band F.

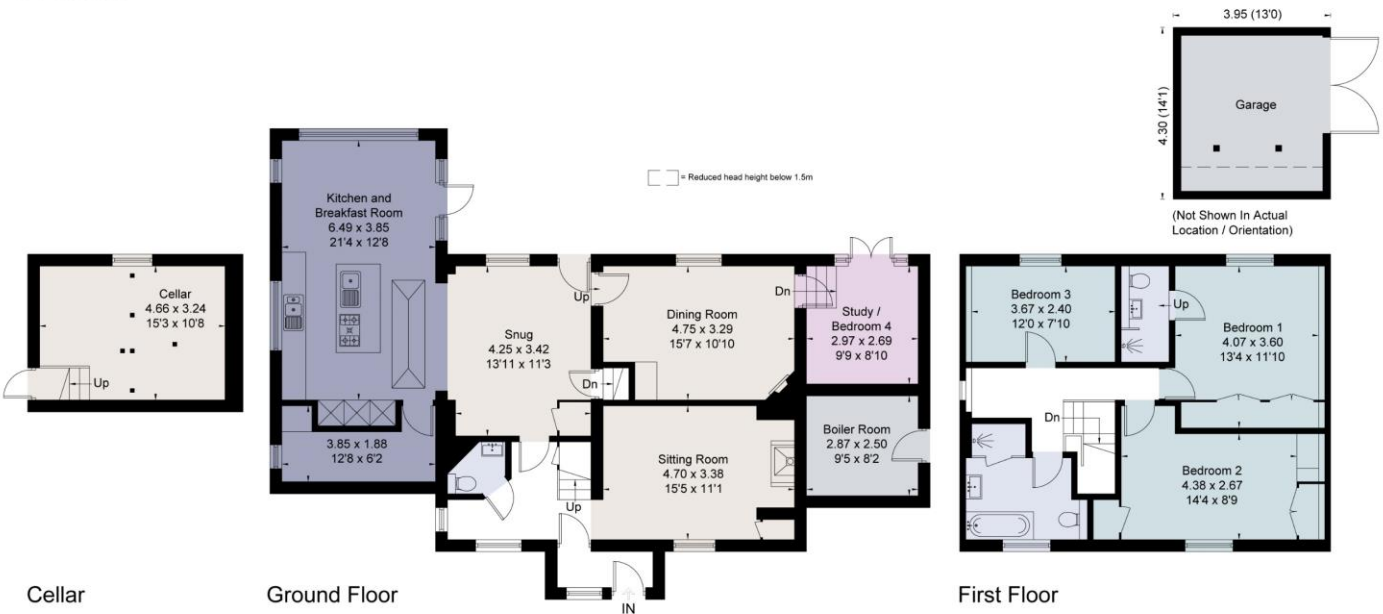
Energy Performance

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






Approximate Area = 168.2 sq m / 1810 sq ft
Cellar = 15.6 sq m / 168 sq ft
Garage = 13.8 sq m / 148 sq ft
Store = 7.1 sq m / 76 sq ft
Total = 204.7 sq m / 2202 sq ft
Including Limited Use Area (2.9 sq m / 31 sq ft)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 297968

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	77
England, Scotland & Wales	EU Directive 2002/91/EC 	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220505JRCK. Photographs taken: May 2022.

