



Grade II listed house with landscaped gardens

Strouds, Church Lane, Horsted Keynes, West Sussex RH17 7AY

Freehold





Entrance hall • Drawing room • Sitting room
 • Dining room/library • Breakfast room • Conservatory
 • Kitchen • Kitchenette • Utility room • Cloakroom
 • 5 bedrooms • 2 bathrooms • Double garage with
 air conditioned store and first floor home office
 • Timber summer house • Timber workshop
 • Landscaped gardens • EPC exempt

Description

Strouds is a charming Grade II listed character house, believed to date from the early C17th with Victorian and post war additions. The property offers versatile accommodation arranged in two distinct wings, with a stone flagged entrance hall creating a bridge between the older portion and the later addition.

Points of note include exposed beams, latched doors, an LPG fired AGA in the kitchen and an impressive inglenook fireplace set with a wood burning stove in the sitting room. The Victorian dining room/library is an elegant room with French doors to the terrace.

The 1960s east wing creates a spacious triple aspect drawing room, with French doors to the conservatory and a lovely carved fireplace set with a woodburning stove. This portion could be used as self-contained accommodation.

On the first floor, the spacious master bedroom and two further bedrooms, one accessed through the other, are situated in the west wing, served by a bathroom.

Two further bedrooms and a bathroom are situated in the east wing.

Please refer to the floorplans and accommodation list for a full overview of the layout of the property.

Outside

The beautifully landscaped gardens have been planted with acer, azalea, rhododendron, white wisteria, sycamore and apple. A pretty terrace with a well has a gazebo, space for table and chairs, hedged by yew and box topiary.

The double garage has a secure heated store with an office above. The office has air conditioning, and is designed to accommodate at least four personnel, with kitchen facilities and plumbing in place for a WC. The summer house and timber workshop both have power connected. The gravelled drive provides off street parking ahead of the garage. About two thirds of an acre.

Agent's Note

There is some reduced head height in doorways and bedrooms in the oldest portion of the house.



Situation

Strouds occupies a corner plot on Church Lane, a prime road in the heart of Horsted Keynes, a thriving village with amenities including a village shop, primary school and two pubs.

Rail services: Haywards Heath (5 miles) , London Bridge/Victoria from 42 minutes.

Schools: There are many highly regarded schools in the area including St. Giles CEP school in the village, Cumnor House in Danehill, Great Walstead near Lindfield, Ardingly College, Hurstpierpoint College and Worth School.

Directions

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

Services

Central heating: LPG and electric. LPG fired AGA. Mains electricity, water and drainage

Outgoings

Mid Sussex District Council, 01444 458166. Council tax band G(i).

Tenure

Freehold

Viewing

Strictly by appointment with Savills on 01444 446000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





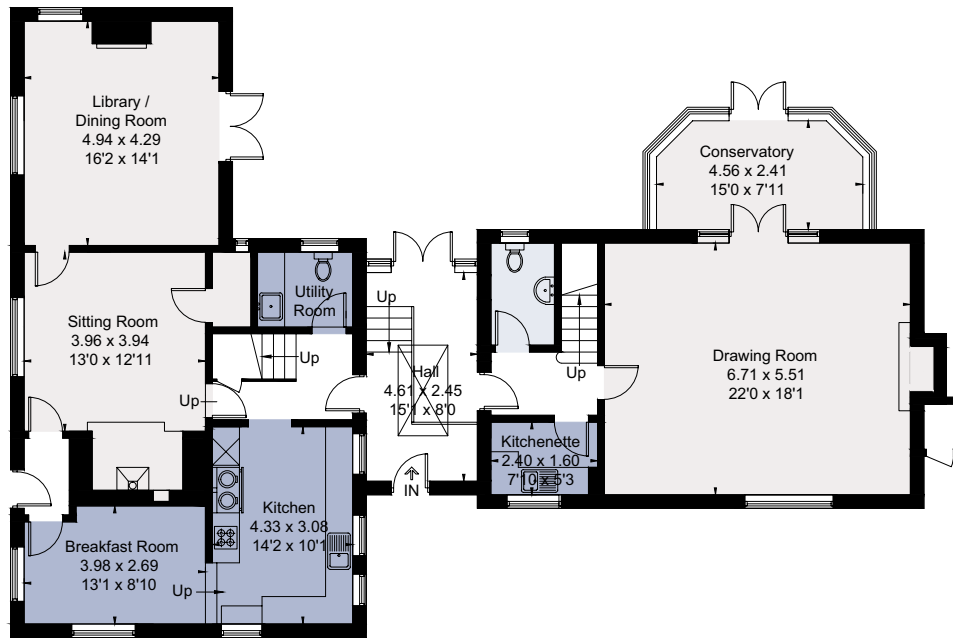
Strouds, Church Lane, Horsted Keynes, West Sussex RH17 7AY
Approximate Floor Area 263.3 sq m / 2834 sq ft
Outbuilding 66.6 sq m / 717 sq ft
Total 329.9 sq m / 3551 sq ft

Rohan Vines
 Savills Haywards Heath
01444 446000
 haywardsheath@savills.com



savills

savills.co.uk



Ground Floor



First Floor

Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

For identification only. Not to scale. © TP91024062

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. Brochure prepared: April 2019. Photographs taken: April 2019. Brochure by fourwalls-group.com

