



## Beautifully renovated Grade II listed property in the heart of a sought-after village

**The Forge, Station Road, Horsted Keynes, Haywards Heath, West Sussex, RH17 7AT**

Guide £1,000,000 Freehold





Reception hall ('old living room') • Open plan kitchen/sitting room • Dining room • Conservatory • Utility room • Ground floor shower room • Cloakroom • Boot room • Rear hallway • Six bedrooms • Bathroom • Shower room • WC • Garden • Off street parking • EPC exempt

#### About this property

The Forge is a superb period conversion of a prominent house in the village, offering beautifully presented, stylish accommodation extending to over 3,500 sq ft and arranged over two floors. The property was originally two separate dwellings, one of which is listed Grade II and is believed to date from 1560, the other the original Forge, believed to date from the eighteenth century. It has been sympathetically converted to create a wonderful family house that both meets modern expectations of comfort and style, whilst retaining all the period charm of the original dwellings.

Features of note include floor to ceiling glazing ensuring light floods through the house, original exposed beams and open plaster, giving plenty of character, and striking exposed brickwork and oak flooring to the Forge portion of the house.

The floorplans offer an excellent overview of the accommodation and should be referred to as a guide to the full extent and layout of the property. The house is approached through an old oak door, and via the old living room (reception hall) situated in the oldest portion - a cosy room with high ceilings, a fully working woodburner stove, original exposed beams and plaster, and TV point.

Beyond lies the boot room, with tiled floor and original beams, and the rear hall which has a glass door overlooking the pretty back garden; the rear hall also benefits from exposed wall timbers and plaster, and high ceilings. The rear hall leads to the open plan kitchen/sitting room, which has electronically operated blinds and underfloor heating, oak flooring, exposed beams, part-vaulted ceilings and huge oak barn doors opening to the picturesque village green. The kitchen is fitted with a wood central island and a Rangemaster six ring, dual oven electric range.

The kitchen is open to the dining room – a spectacular and spacious room with a central polished concrete chimney (not currently in use), exposed beams, a large picture window to the front elevation and five 'Maxlight' ultra thin-framed sliding doors to the rear, which open up onto the paved, elevated terrace. This creates a fantastic space for entertaining, with an excellent flow between inside and out, and views to the countryside beyond.

Beyond the dining room lies a conservatory, with stone flagged steps down to the car parking area. There is a utility room, cloakroom, and an oak side door with access to Station Road. A shower room with part-vaulted ceiling completes the ground floor.









There are six bedrooms situated on the first floor, served by a stylish main bathroom with double shower and bath, a shower room and a WC, and reached by two staircases, one in each wing of the house. One of the bedrooms can be accessed from either wing, and could be used as a playroom or first floor sitting room.

All bedrooms have exposed timbers and original features, with views either over the village green or far reaching views across the countryside beyond. In the newer part of the house the bedrooms have several Velux windows and electronically operated blinds.

There are in-wall ethernet points throughout this part of the house.

### Outside

The Forge is approached via a brick pathway from Station Road, over which the neighbouring properties have right of access, and there is a pretty, cottage style front garden with rose and holly bushes.

The fully enclosed rear garden has a brick paved terrace close to the house, and a larger elevated terrace spanning the length of the dining room.

The remainder of the garden is mainly laid to lawn with established shrubs and magnolia and cherry blossom trees at the boundary, with some gardening ornamental lighting, bronze exterior light fittings to the side of the house, and discreet security lights.

There is secure off-street parking adjacent to the conservatory, approached from Station Road via an electronically operated gate.

The Forge has the benefit of the use of a further parking space, accessed via Leighton Road and reached via a courtesy gate to the rear garden.









### Local Information

Situated in the heart of Horsted Keynes, a sought-after historic village popular for its picturesque setting, thriving community and 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 (five miles), Tunbridge Wells (17 miles) or Brighton (21 miles).

There are many leisure activities available in the area including riding on Ashdown Forest (permit 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. Spa and country house hotels include Ockenden Manor, Alexander House, Ashdown Park, Gravetye Manor and South Lodge.

Haywards Heath mainline station is about five miles distant (c.13 minutes by car) and offers frequent rail services to London Bridge/Victoria from 42 minutes. Gatwick airport 17 miles.

Schools: 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.

### Agent's Note

The Tom Dixon pendant and wall lights (fitted to the ground floor), and the trees in pots in the garden are not included, but may be available by separate negotiation.

### Services

Oil-fired central heating (underfloor in open plan ground floor); mains electricity, water and drainage. Full fibre connected. There are three Nest heating controls throughout the property.

### Outgoings

Mid Sussex District Council, 01444 458166.  
Council tax band G.

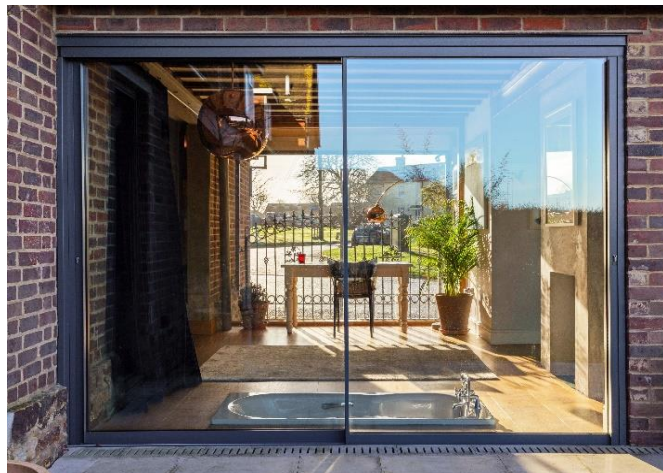
### Directions

From Haywards Heath, proceed north on the B2028, through the village of Lindfield. Having left the village, take the second turning on the right (Stonecross Lane) and then turn left at the T-junction. Proceed along this lane for about 1.3 miles and at the cross roads, keep forward. The Forge is on the left, opposite the turning into Lewes Road.

### 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.



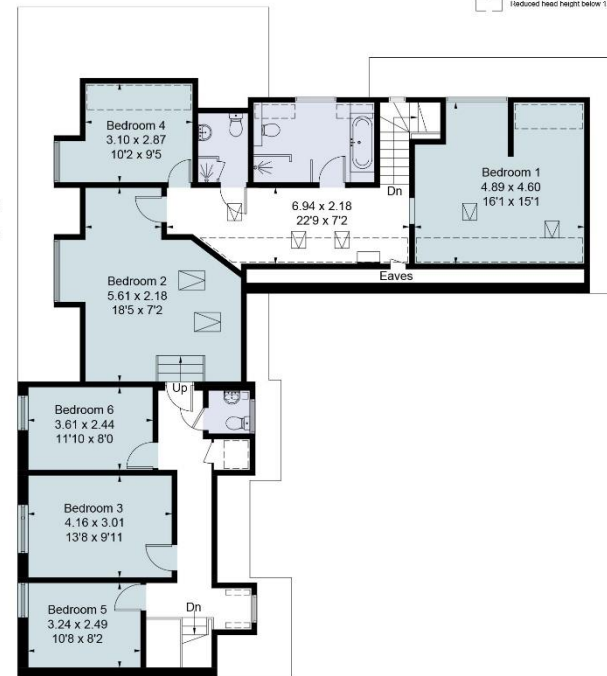




Approximate Area = 331.4 sq m / 3567 sq ft  
Including Limited Use Area (19.6 sq m / 211 sq ft)  
For identification only. Not to scale.  
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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