



HOPE COTTAGE
HORSTED KEYNES, WEST SUSSEX

savills

A CHARMING AND DECEPTIVELY SPACIOUS PERIOD HOME IN THE CENTRE OF THIS SOUGHT-AFTER VILLAGE

HOPE COTTAGE, THE GREEN, HORSTED KEYNES,
WEST SUSSEX, RH17 7AW

Entrance porch ♦ sitting room ♦ dining room ♦ snug ♦ study ♦ kitchen
♦ conservatory ♦ ground floor bathroom ♦ master bedroom with en
suite bathroom ♦ 4 further bedrooms (1 with en suite wet room)
♦ double garage ♦ garden & terrace ♦ EPC = E

Description

Believed to date from the late 1700s, Hope Cottage is an attractive period cottage situated just off the green in the popular village of Horsted Keynes. During our clients' ownership the property has been extended and improved; behind its charming weatherboarded façade lies over 2,000 square feet of well-presented and characterful accommodation, the full extent of which can be seen on the floor plan.

There are three reception rooms, including an elegant triple aspect formal sitting room featuring a brick open fireplace, a cosy snug with exposed timbers and a woodburning stove, and a dining room which opens to the south east facing conservatory. The kitchen has French doors opening to the terrace and is fitted with a good range of painted wooden cabinetry and a central island, complemented by granite worktops, a ceramic butler sink, an electric Rangemaster oven and a number of integrated appliances. A ground floor bathroom with utility cupboard and a study complete the ground floor accommodation.

There are five bedrooms on the first floor, including a generous master bedroom and a stylish en suite bathroom including a roll top bath and separate shower cubicle. Bedroom 2 also has an en suite wet room.

Outside

Hope Cottage is set behind wrought iron railings; a gate opens to a pathway leading to the front door and entrance porch. Adjoining the western side of the house is a double garage with electrically operated door, range of floor-mounted cupboards and space for a large fridge-freezer.

The cottage-style garden lies to the rear (south) of the house and comprises two main areas. There is a pretty brick courtyard terrace and seating area enclosed by colourful raised flower beds and number of climbing plants, from here a brick pathway extends across the rear of the house and leads to a raised lawn lying to the east, edged by shrub and flower beds, with a kitchen garden and a small raised seating area at the foot of a handsome copper beech.



Agent's Notes

We wish to inform prospective buyers of this property that the seller is an employee of Savills (UK) Ltd.

Hope Cottage owns the first part of the adjoining lane (part of Bonfire Lane), over which four properties have a right of way.

Situation

Hope Cottage is situated in a desirable location in the heart of Horsted Keynes, a delightful old village popular for its picturesque village green, 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.

Transport links: 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. The A23 lies to the east, Gatwick airport 17 miles; to the west the A22 links to the M25, J6 17.7 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.

Directions

Heading north from Lindfield on the B2028, take the second right into Stonecross Lane and then turn left into Keysford Lane. Proceed straight ahead into Station Road, and pass through the village green; Hope Cottage can be found on the right hand side at a sharp left hand bend and the junction with Bonfire Lane.

Services

Oil fired central heating. Mains electricity, water and drainage.

Outgoings

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

Tenure

Freehold.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

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.

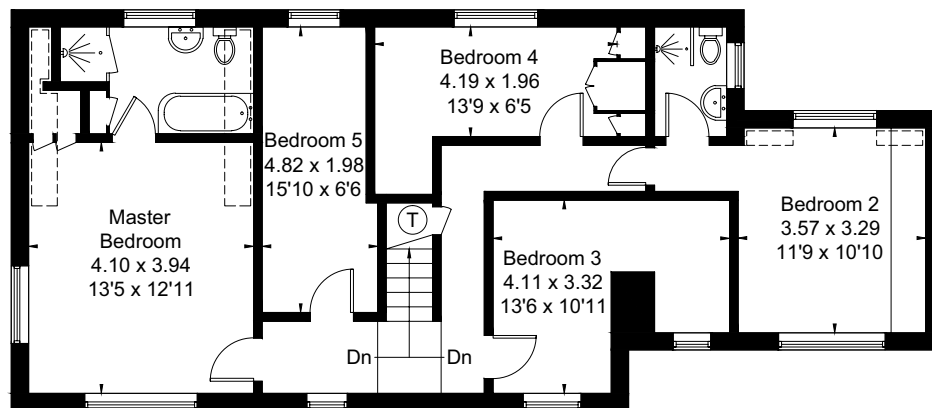


FLOORPLANS

Gross Internal Area (approx) =
187.2 sq m / 2015 sq ft

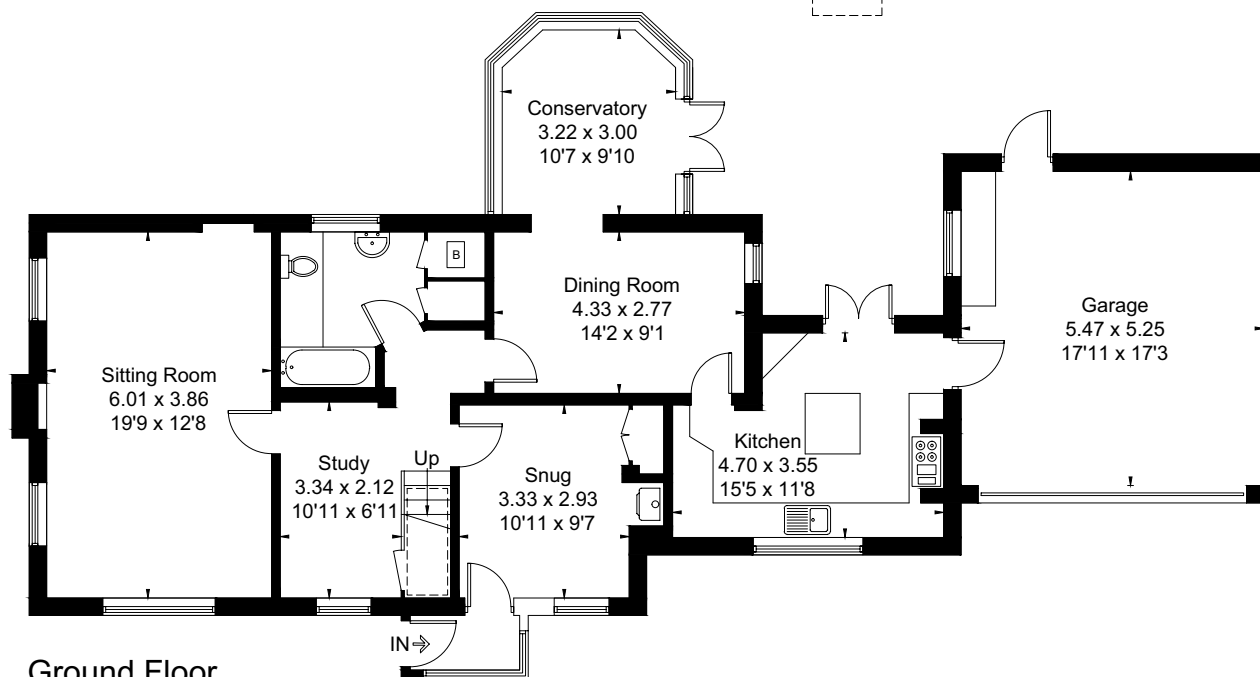
Garage = 28.7 sq m / 309 sq ft

Total = 215.9 sq m / 2324 sq ft



First Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor

Savills Haywards Heath

Chelsea House, 8-14 The Broadway,

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