



# Attractive late Victorian semi-detached house

**Westleigh, Sugar Lane, Horsted Keynes, West Sussex RH17 7EH**

Freehold



Entrance hall • sitting room • kitchen and dining room  
 • home office / playroom • utility room • cloakroom  
 • 4 bedrooms • study • bathroom • shower room  
 • front & rear gardens • parking area • EPC rating E

### About the property

Westleigh is an attractive and well-presented late Victorian semi-detached house, situated in the popular village of Horsted Keynes. The house has been thoughtfully extended and improved and offers comfortable family accommodation over three floors, complemented by beautifully tended cottage gardens. On the ground floor is an open plan hand-built kitchen and dining room with central island and cast iron fireplace, together with an elegant sitting room with woodburning stove. A former outbuilding has been seamlessly converted into a home office/playroom, utility room and cloakroom, connected to the house by way of a stylish glass link. There are four good-sized bedrooms and a study (or small fifth bedroom) arranged over the first and second floors, served by a bathroom and separate shower room.

The beautiful rear garden extends around two sides of the house and comprises areas of lawn and stone terrace, edged by well-stocked and colourful flower and shrub borders, with two timber storage sheds. The principal part of the garden is fully enclosed by picket fencing, a gate opens to a kitchen garden with raised beds and a greenhouse.

### Situation

Horsted Keynes is a thriving village with amenities including a village shop, a 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.

### Services

Oil fired central heating. Underfloor heating through the outhouse conversion. Mains electricity, water and drainage.

### Outgoings

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

### 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.





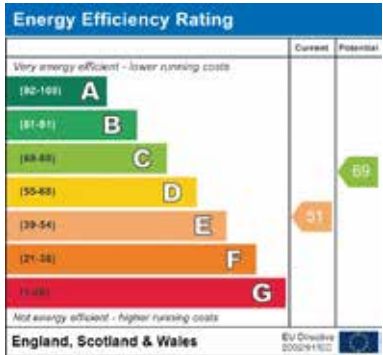
**Westleigh, Sugar Lane, Horsted Keynes, Haywards Heath, RH17 7EH**  
**Gross Internal Area (approx)** 171.0 sq m / 1841 sq ft  
(Excluding Eaves)



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