



# Beautifully presented detached family house

**The Green, Horsted Keynes, West Sussex RH17**

Freehold





Entrance hall • sitting room • kitchen/dining room • cloakroom  
 • master bedroom with dressing area and en suite shower room  
 • 3 further bedrooms • family bathroom • garden • office  
 • off-street parking • EPC rating E

### Local Information

Farthings 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.

### About this property

Farthings is a delightful detached property with painted brick and tile hung elevations under a tiled roof. Believed to date from the 1920s, the property has been significantly extended and sympathetically renovated by the current owners, with improvements including partial underfloor heating to the ground floor and double glazing throughout.

The result is an extremely well-appointed house offering stylish and contemporary accommodation.

The spacious sitting room has wood flooring and a fireplace.

The open plan kitchen/dining room has an excellent range of wood fronted cabinetry complemented by granite surfaces and tiled floor.



Appliances include an integrated dishwasher and under counter freezer; there is space for a range cooker and hood.

The dining area is vaulted and fully glazed on two sides, with French doors to the slate- paved terrace.

A cloakroom, with space and plumbing for a washing machine, lies off the entrance hall.

On the first floor, the superb dual aspect master bedroom has a walk-through dressing area leading to the contemporary en suite shower room.

Three further bedrooms and a stunning family bathroom with free-standing roll top bath, separate shower, basin and WC complete the accommodation.

#### Outside

Farthings has right of way over the short drive from The Green, and is set slightly back from the road, with a pretty lawned garden and off street parking to the front of the house.

The good-sized landscaped rear garden is fully enclosed by fencing. A slate path leads to the solid oak front door, and on to an impressive elevated rear terrace, creating an ideal space for entertaining. The remainder of the garden is laid to lawn, and has the benefit of a detached home office and storage shed.

#### Agent's Note

The woodburning stove, range cooker, breakfast bar and kitchen dresser are not included.

#### Tenure

Freehold

#### Local Authority

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

#### Energy Performance

EPC Rating = E. The full certificate is available on request.

#### Services

Oil-fired central heating;  
underfloor heating to the kitchen/dining room; mains electricity, water and drainage.

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath.

Telephone:

+44 (0) 1444 446 000.





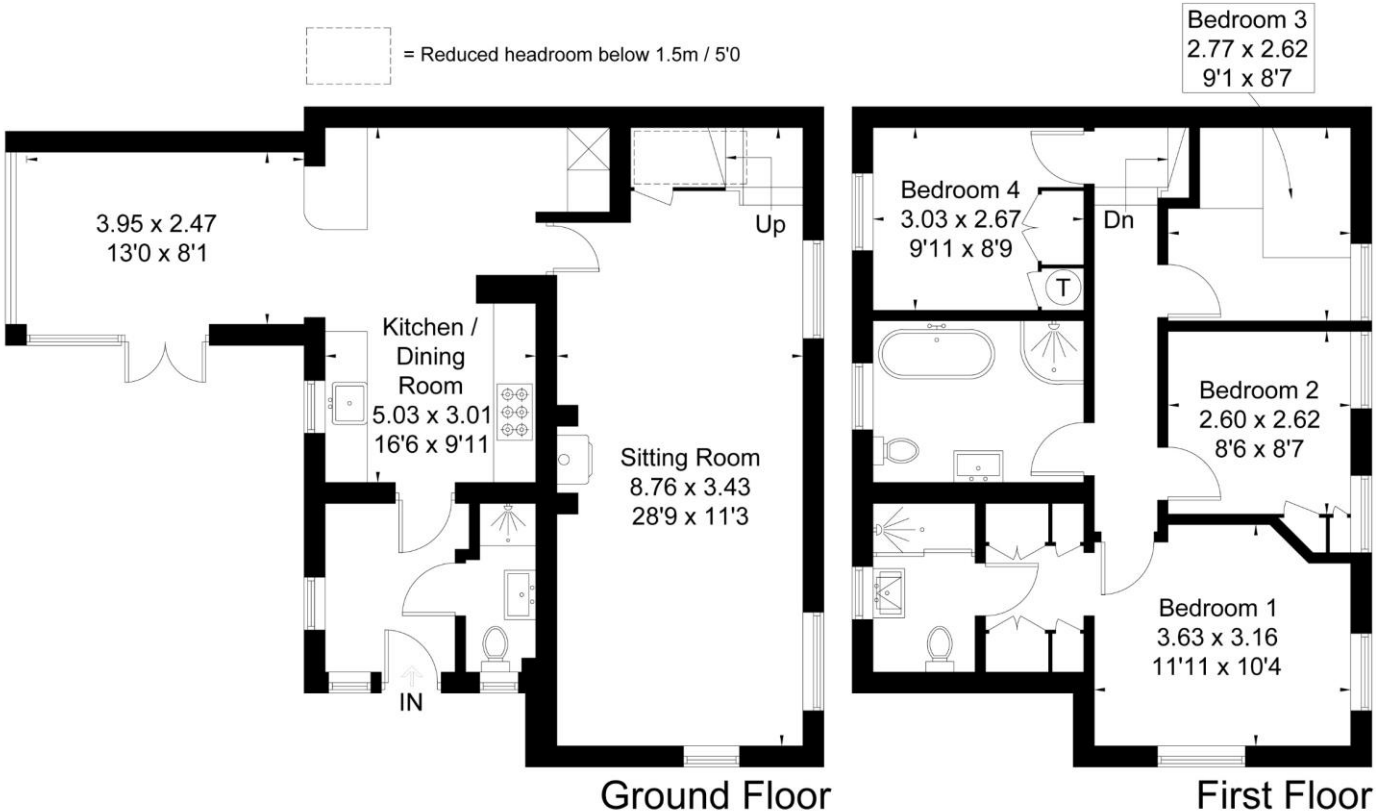
# Farthings The Green, Horsted Keynes, RH17 7AP


Gross Internal Area (approx)

124.0 sq m / 1334 sq ft

For identification only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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