



## Handsome Edwardian house with scope for improvement, in the centre of this popular village

**Bordelands, Birchgrove Road, Horsted Keynes, Haywards Heath, West Sussex RH17 7AN**

Offers in excess of £750,000 Freehold





Entrance hall • Two reception rooms • Kitchen/breakfast room • Garden room • Utility/boot room • Ground floor shower room • Three bedrooms • Bathroom • Cellar • Detached workshop • Greenhouse and timber shed • Front and rear gardens • EPC rating F

### About the property

Bordelands is an attractive double-fronted Edwardian house situated just off The Green in the popular village of Horsted Keynes. Built in 1906, the house has been in the same family since it was built and is on the open market for the first time in its 116-year history. Whilst clearly having been a comfortable family home, Bordelands would now benefit from refurbishment and updating, offering a new owner an excellent opportunity with enormous potential, subject to the necessary consents and permissions being obtained.

The floor plan gives a comprehensive overview of the full extent of the accommodation and its layout. There are two reception rooms flanking the entrance hall to the front of the property, both with bay windows and fireplaces. The kitchen and breakfast room lies beyond, fitted with a good range of wood-effect units and with space for a small breakfast table. A door opens from the kitchen to the garden room, in turn linking to the original privy – now a useful utility and boot room with plumbing for laundry appliances and an adjoining ground floor shower room.

A door opens under the stairs to steps descending to the cellar storage room.

There are three well-proportioned bedrooms on the first floor, served by a family bathroom.

### Outside

Bordelands is well positioned in its plot, set back from the road behind a picket fence and an expanse of front lawn. A private driveway, over which Bordelands has a right of way, leads to a parking area to the side of the house, opening to a block paved courtyard where there is a detached workshop and a greenhouse.

The south-facing rear garden is mainly laid to level lawn, enclosed by fencing and a band of mature trees to the east. A timber garden shed is tucked away to one side, offering useful garden storage.

### Agent's Note

The driveway to the west of the house is owned by Joylands, over which Bordelands has a right of way.



### Local information

Bordelands is situated in the conservation area in the heart of Horsted Keynes, a delightful old village popular for its picturesque village green, thriving community, 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. 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.

All times and distances are approximate.

### 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; Bordelands is on the right hand side after 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 G.

### Energy Performance

A copy of the full energy performance certificate is available on request.

### Viewing

Strictly by appointment with Savills on 01444 446000.





Approximate Area = 135.6 sq m / 1459 sq ft  
Cellar = 16.3 sq m / 175 sq ft  
Workshop = 6 sq m / 64 sq ft  
Total = 157.9 sq m / 1698 sq ft  
Including Limited Use Area (1 sq m / 11 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>69</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>37</b>
(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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