



1 Keepers Cottages

Mallions Lane, Staplefield, Haywards Heath, West Sussex, RH17 6AT

Batcheller
Monkhouse

1 KEEPERS COTTAGES

A unique opportunity to acquire this two bedroom semi-detached period property in a wonderful rural location, set in grounds of approximately 1/3 of an acre. The property is now in need of updating.

- Sitting Room
- Kitchen
- Bedroom 2 on the first floor
- Family Bathroom
- Master Bedroom on the second floor
- Garage
- Gardens and grounds of approximately 1/3 of an acre
- Surrounded by Farmland
- Enormous potential to extend and improve



AMENITIES

The house is situated in a rural location on the edge of Staplefield which is an attractive village centred around a village green with two public houses, a church and a primary school. The village of Handcross (approximately 2 miles) is close by offering a range of village shops and Cuckfield (approximately 3 miles) has a good selection of independent shops, a café and public houses together with Ockenden Manor Hotel, Restaurant and Spa. Haywards Heath (approximately 5 ½ miles) has a wide range of High Street stores and major brand supermarkets together with a large leisure centre and mainline train station offering a fast and regular service to London Bridge and Victoria in approximately 45 minutes. The area is well served by schools with primary education in the village and secondary education at Cuckfield together with a wide range of Public Schools including Handcross Park Preparatory School, Worth, Ardingly and Hurstpierpoint Colleges. The property is well located for the A23 providing a fast route to Gatwick Airport via the M23 motorway and then onto the M25 and the national motorway network. There is beautiful countryside surrounding the area with opportunities for riding and Hickstead is close by via the A23 road, as well as other equestrian facilities.

DESCRIPTION

1 Keepers Cottages is located in an exceptional rural location within the Sussex countryside close to Staplefield and is surrounded by open farmland providing many countryside views. The house is believed to have been built in the early 1900's and is now in need of updating with huge potential to extend (subject to planning) and update. The main features of the property include:

- Sitting Room with open fireplace.
- Kitchen with double aspect and a rear door.
- Bedroom 2 located on the first floor with double aspect to the front.
- Family Bathroom and a large airing cupboard.
- Master Bedroom with triple aspect on the second floor.





OUTSIDE

The house is located deep within the countryside accessed at the end of a long driveway off of a single width country lane. There is a parking space in front of the garage and the house is found at the end of a winding path which crosses a small stream. The plot in total is approximately 1/3 of an acre and is laid mainly to lawn with mature shrubs and trees, bordered by hedging and backing on to farmland and offers a great deal of seclusion and peace.

DIRECTIONS

From Cuckfield head towards Staplefield. After approximately 1 mile on the right hand bend bear left into Slough Green Lane. After a short distance turn right into Mallions Lane, follow Mallions Lane for a couple of hundred metres and take the first turning on the right. Follow this all the way to end and park in front of the left hand garage (as you look at the garages). The property will be accessed through the gate immediately on the right hand side of the garages.

Additional Information:

Local Authority: Mid Sussex District Council. Tel: 01 01444 458166
www.midsussex.gov.uk

Services: Mains water via a sub meter supplied to the farm. Mains electricity. Shared private drainage. No mains drains.

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number
Tenure: Freehold. Land Registry Title Number WSX22041

EPC: EPC rating G

Council Tax Band: C



GUIDE PRICE £475,000 - £525,000

VIEWINGS

For an appointment to view please contact our Haywards Heath office, telephone 01444 453181

Battle
01424 775577

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01444 453181

hh@batchellermonkhouse.com

Pulborough
01798 872081

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Tunbridge Wells
01892 512020

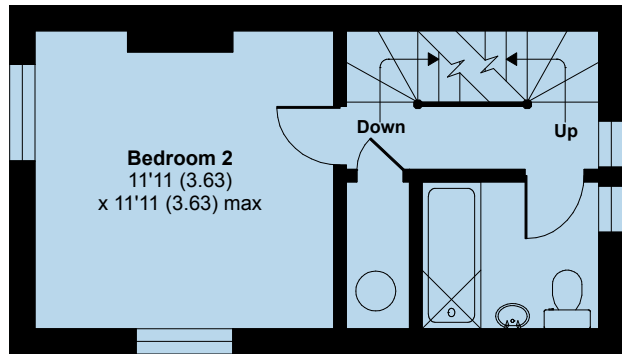
twells@batchellermonkhouse.com

London
Mayfair Office

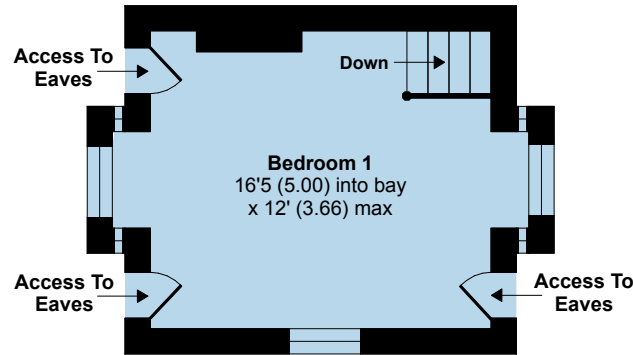
mayfair@batchellermonkhouse.com

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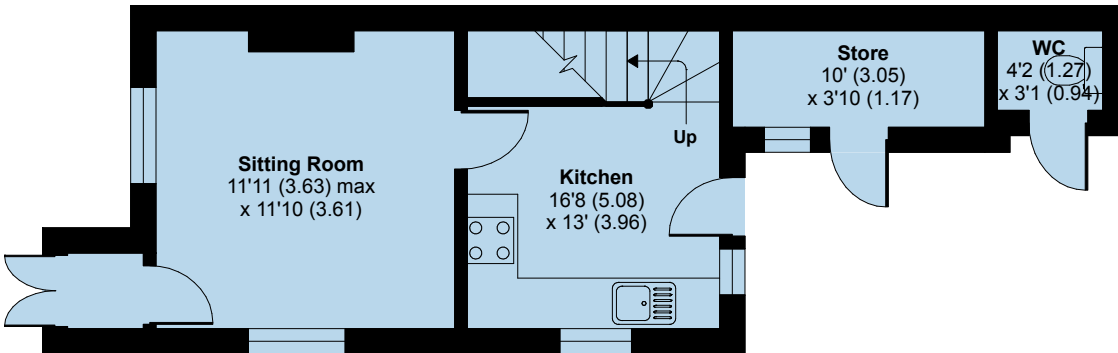
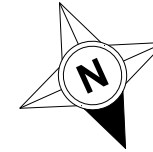
APPROX. GROSS INTERNAL FLOOR AREA 761 SQ FT 70.7 SQ METRES (EXCLUDES GARAGE)



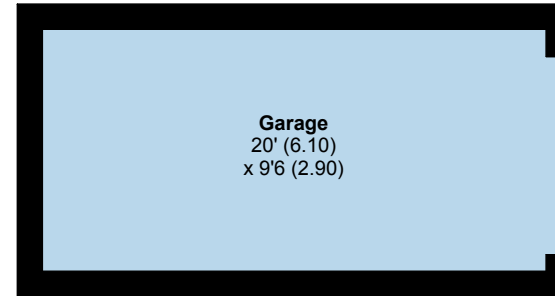
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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NOTE:

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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
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