



1-2 Carpenters Arms

Slaugham, Haywards Heath, West Sussex, RH17 6AQ

Batcheller
Monkhouse

1-2 CARPENTERS ARMS

An attractive Grade II listed semi-detached cottage of great character with private parking and generous garden, all located in the popular hamlet of Slaugham.

- Entrance Hall/Study
- Sitting Room
- Dining Room
- Kitchen
- 3 Bedrooms
- Family Bathroom
- Off-Road Parking
- Garden



AMENITIES

1-2 Carpenters Arms is located in the centre of Slaugham, a quiet and popular rural village with a strong community, church and restaurant located between Haywards Heath and Horsham. The larger villages of Handcross (approximately 3 miles) and Cuckfield (approximately 3 ½ miles) provide a range of independent shops. The towns of Haywards Heath (approximately 5 miles) and Horsham (approximately 7 miles) both offer a wider range of shopping with many high street stores and major brand supermarkets and mainline stations with a fast service from Haywards Heath to London (London Bridge/Victoria) in approximately 45 minutes and Balcombe station (approximately 40 minutes) also being on the Haywards Heath to London line. There are nearby primary schools in Handcross, Staplefield and Warninglid. For secondary education there is Warden Park at Cuckfield and a good range of public schools in the area. From Slaugham it is easy to reach the A23/M23 providing a fast route to Gatwick airport and the coast at Brighton. The surrounding countryside offers many opportunities for walking and enjoying the countryside.

DESCRIPTION

1-2 Carpenters Arms is a semi-detached Grade II listed cottage built in the early 19th century and formerly used as a public house. The cottage has been very well maintained over the years and is well presented with plenty of character features including exposed beams. The house presents traditional brick elevations under a tiled roof and the main features include:

- Front door leading into Entrance Hall/Study.
- Sitting Room with recessed built-in shelves and part wood panelled.
- Dining Room open to Kitchen with wood floor, range of units and space for electric cooker and fridge with door to the garden.
- Three good sized Bedrooms (two with built-in cupboards).
- Family Bathroom part tiled with shower over bath.

OUTSIDE

From the front of the house there is a gravel parking area for 1-2 cars to the side and beyond a fenced and hedged garden laid mainly to lawn with some stocked borders.





DIRECTIONS

From our office in Haywards Heath travel through Cuckfield and Whitemans Green continuing north to the village of Staplefield, turning left in the centre by the village green and passing The Victory Inn, continuing to Slaugham. On reaching Slaugham turn right opposite the church continuing up the street and 1-2 Carpenters Arms is at the top on the right..

AGENTS NOTE

There is a pedestrian right of access to the neighbouring property behind 1-2 Carpenters Arms.

Additional Information:

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

Services: Mains water, electricity and drainage. No mains gas. Electric storage heating.

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

Tenure: Freehold. Land Registry Title Number WSX86403 (Part of)

EPC: Exempt

Council Tax Band: C



GUIDE PRICE £475,000

VIEWINGS

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

Battle
01424 775577

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Pulborough
01798 872081

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Tunbridge Wells
01892 512020

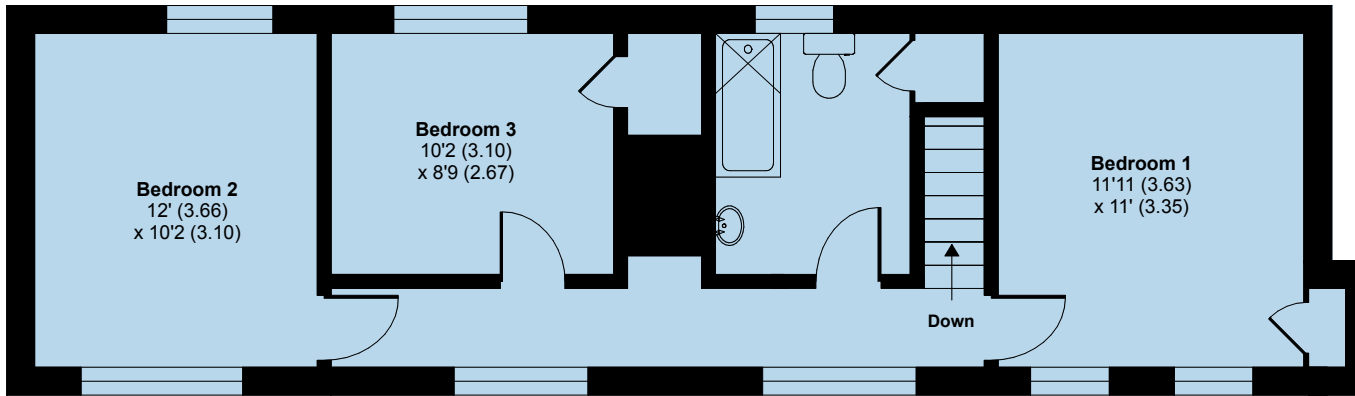
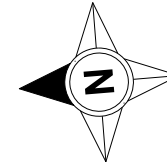
twells@batchellermonkhouse.com

London
Mayfair Office

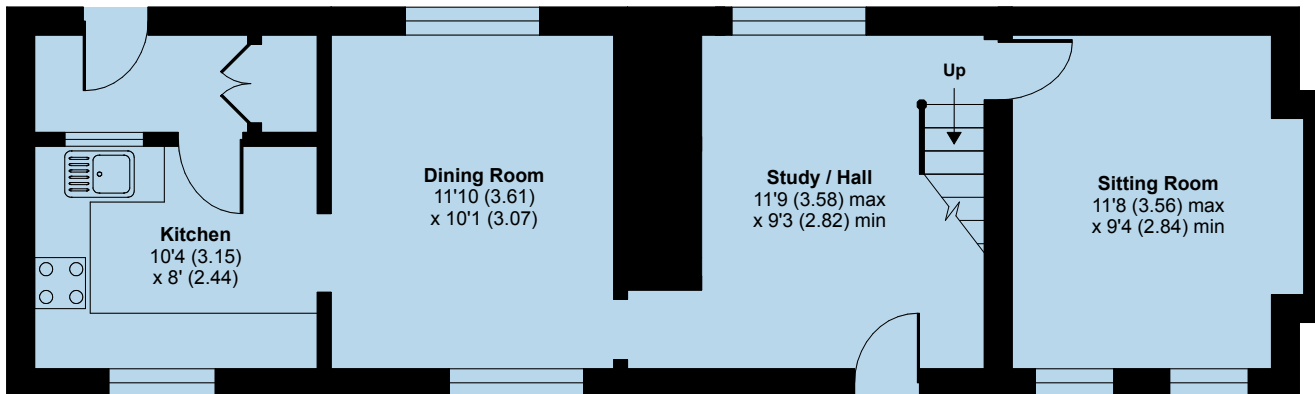
mayfair@batchellermonkhouse.com

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APPROX. GROSS INTERNAL FLOOR AREA 1093 SQ FT 101.5 SQ METRES



FIRST FLOOR



GROUND FLOOR

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
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;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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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