



Little Danewood North

Church Lane, Danehill, Haywards Heath, East Sussex, RH17 7EU

Batcheller
Monkhouse

Our Corner of England

LITTLE DANEWOOD NORTH

A beautifully presented Victorian Cottage situated in a sought after village within the Ashdown Forest with well proportioned accommodation and plenty of period style features together with wonderful views over All Saints Church.

Ground Floor

- Entrance Hall
- Sitting Room
- Lounge opening to Dining Room
- Kitchen

First Floor

- 3 Double Bedrooms
- Family Bathroom

Outside

- Gardens



DESCRIPTION

A beautifully presented Victorian cottage situated on a popular country road within the pretty village of Danehill, the property has been sympathetically renovated by the current owner and now provides a bright modern open plan living space and yet still retains many of the original character features from the era in which the property was first built. A number of period features inside the property include solid wood floors, original doors and feature fireplaces in both reception rooms and main bedroom and exposed brick wall creates a warm and comfortable feel to the whole property.

The main features of the property include:

- Central **Entrance Hall** leading through to the sitting room with outlook over the front, exposed brick hearth with inset log burning stove, striped wooden glazed door leading through to the Kitchen.
- **Kitchen** is fitted with an array of hand built wooden units and worktops, fitted Miele appliances, electric oven and steam oven, dishwasher, tiled floor and access to the rear garden and larder/storage cupboard under the stairs.
- The sunny **Dining Room** has been opened through to the second sitting room and now offers a lovely open plan feel to the space, features include recently fitted solid wood flooring and large French doors and windows overlooking the rear garden. Continuing from the Dining Room the **Sitting Room** overlooks the front of the property and includes a beautiful, original Victorian open fireplace.
- **Principle Bedroom** includes a Victorian fireplace and iron hearth.
- **Bedroom 2** has a bank of built-in double wardrobes.
- **Bedroom 3** has a lovely panelled wall and feature fireplace.
- **Family Bathroom** is fitted with a period style free standing roll top bath, separate shower cubicle, Victorian style sink and airing cupboard.

OUTSIDE

The Cottage is situated on a quiet country road opposite the picturesque All Saint Village Church. The garden to the rear is well established and offers plenty of privacy with established trees and hedging placed around the borders, a patio with direct access from the kitchen and dining room and a small rear gate that leads through to the allotments at the end of the garden.





AMENITIES

Local: Danehill offers a popular pub, The Coach and Horses. Newick (4.9 miles) is well served by a number of shops, public houses, café and restaurant.

Towns: Horsted Keynes (1.7 miles), Lindfield (5.2 miles), Forest Row (5.3 miles), Haywards Heath (6.8 miles), East Grinstead (9 miles), Tunbridge Wells (16.1 miles).

Transport: Haywards Heath Station (6.6 miles) services to London in approximately 45 minutes. East Grinstead Railway Station (8.8 miles) services to London is approximately 1 hour. Gatwick Airport (18.6 miles). Local bus service.

Schools: Danehill Primary school www.danehillcepschool.org. Fletching Primary School www.fletchingschool.org Forest Row Primary School www.forestrow.e-sussex.sch.uk Chailey School www.chaileyschool.org Great Walstead School www.greatwalstead.co.uk Cumnor House www.cumnor.co.uk Ardingly College www.ardingly.com Worth School www.worthschool.org.uk Brambletye www.brambletye.co.uk Burgess Hill Girls www.burgesshillgirls.com

Leisure: Royal Ashdown Forest Golf Club www.royalashdown.co.uk Weir Wood Reservoir www.eastsussex.gov.uk/leisure-tourism/countryside-sites/weir-wood Ardingly Reservoir www.highweald.org/explore-sussex/nature-reserves/ardingly-reservoir.html South Downs National Park www.southdowns.gov.uk Ashdown Forest www.ashdownforest.org

DIRECTIONS

From the center of the village head south on the Lewes Road (A275) towards Lewes, at the church take the turning on your right into Church Lane and the cottage is found on your left hand side. **What3Words:** pins. propelled. robe

Additional Information

Local Authority: Wealden District Council, Tel: 01323 443322 www.wealden.gov.uk

Services (not checked or tested): Mains water and electricity. No mains gas. Mains drainage.

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

Tenure: Freehold. Land Registry Title Number ESX115933

EPC: EPC rating D

Council Tax: Band E

GUIDE PRICE £550,000

Viewings

For an appointment to view please contact our Haywards Heath Office, Telephone 01444 453181

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Approximate Area = 1096 sq ft / 101.8 sq m

For identification only - Not to scale

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;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

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;

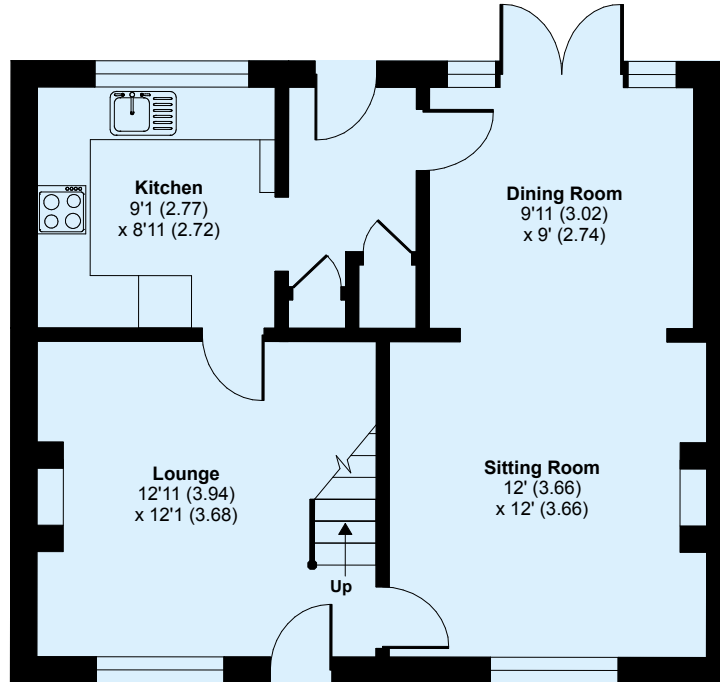
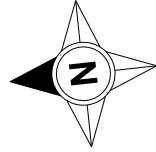
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

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;

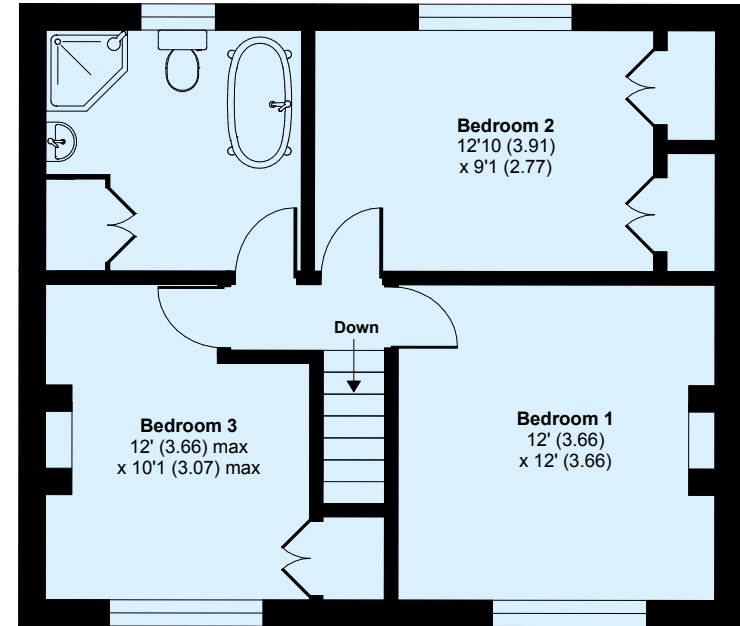
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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.

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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Batcheller Monkhouse. REF: 912402

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