



Wyatts Lane, Horsted Keynes, West Sussex, RH17 7AH



Mark Revill & Co

Wyatts Lane, Horsted Keynes, RH17 7AH

Guide Price £895,000 - Freehold

An individual 4 bedroom detached family home built in 1971 providing spacious accommodation, having been extended and altered over the years. Accommodation comprises of an 18ft sitting room, dining room, study, kitchen/breakfast room and uPVC conservatory overlooking the delightful gardens. The property benefits from majority replacement double glazing, oil fired central heating, a useful utility room, cloakroom and en-suite shower room to the forth bedroom. The gardens are a particular feature of the property, extending to approximately half an acre featuring large lawned areas, delightful mature Rose beds and mature apple trees. The property is approached by a private driveway, with ample parking and access to an attached garage (currently utilized as a workshop).

Pleasantly situated in this exclusive lane close to the centre of the village with its local amenities including general store, two public houses, Parish church and well regarded primary school all within easy reach. The village of Lindfield is about 5 miles away with further shops and the main town of Haywards Heath is about 7 miles distant and provides comprehensive shopping facilities and the Mainline Station with a fast and frequent service to London (Victoria & London Bridge 45 minutes). The local area is well served by a variety of Independent schools including Ardingly College, Great Walstead and Cumnor House.



Wide Covered Entrance Outside light point. Timber front door to:

Hall Oak flooring. Radiator. Turned staircase to first floor with large understair storage cupboard. Glazed panelled door to:

Sitting Room 18'10" x 10'10" (5.74m x 3.30m) Feature stone fireplace with inset cast iron log burner and timber mantel. 2 radiators. TV aerial point. Door to conservatory. Wide archway opening to:

Dining Room 13'11" x 11'6" (4.24m x 3.51m) Double aspect. 2 wall light points. Radiator. Double glazed replacement windows. Glazed panelled double doors to hall.

uPVC Conservatory 19'8" x 7'6" (5.99m x 2.29m) 2 wall light points. Radiator. Wood block flooring. Casement doors to garden.

Study 9'1" x 8'2" (2.77m x 2.49m) Radiator. Double glazed replacement windows and door to garden.

Kitchen/Breakfast Room 13'7" x 11'4" (4.14m x 3.45m) Double aspect. Modern fitted kitchen comprising long fitted work surface with inset twin bowl sink unit and mixer tap with drawers, cupboards and built in dishwasher below. Tall pull-out larder cupboard with adjacent built in fridge and freezer. Electric cooker point with stainless steel extractor canopy above flanked by fitted wall cupboards. Further work surface with cupboards below and glazed display cabinet above. Radiator. Tiled flooring. Space for table and chairs. Double glazed replacement windows and stable style door to covered entrance.

from the Hall, door to:

Inner Lobby Coat hanging and shoe storage space. Radiator. Door to:

Cloakroom White suite comprising high level WC and pedestal wash hand basin. Wall light point. Double glazed replacement window.

Utility Room 7'8" x 7'3" (2.34m x 2.21m) Fitted work surface with inset twin bowl sink unit and mixer tap with cupboards and plumbing for washing machine and space for tumble dryer below. Radiator. Floor standing oil fired boiler. Double glazed replacement window. Wide opening to garage.

First Floor

Large Landing Radiator. Drop down hatch with ladder to roof space. Replacement double glazed casement doors to Balcony. Door to:

Bedroom 1 17'6" x 11'6" (5.33m x 3.51m) Double aspect. Fitted triple wardrobe cupboard with mirrored sliding doors. Inset sink with mirror and wall light point above. Radiator. Delightful outlook over gardens.

Bedroom 2 15'8" x 11'6" (4.78m x 3.51m) Fitted wardrobe cupboards and adjacent sink with mixer tap, mirror and shaver point above. Double glazed replacement window with delightful outlook.

Bedroom 3 13'6" x 8'5" (4.11m x 2.57m) Double aspect. Inset sink unit with wall light point above. Radiator. Double glazed replacement window and door to Balcony above garage.

Bedroom 4 14'5" x 12'1" narrowing to 7'1" (4.39m x 3.68m) Radiator. Double glazed replacement window. Door to:

En-suite Shower Room White suite comprising large fully tiled shower enclosure with wall mounted shower and glazed sliding screen, low level wc and inset wash hand basin with mixer tap and cupboards below. Wall light point. Ladder towel warmer/radiator. Double glazed replacement window.

Bathroom Suite comprising panelled bath with mixer tap and wall mounted shower above in tiled surround with glazed screen, pedestal wash hand basin. Towel warmer. Fitted airing cupboard. Double glazed replacement window.

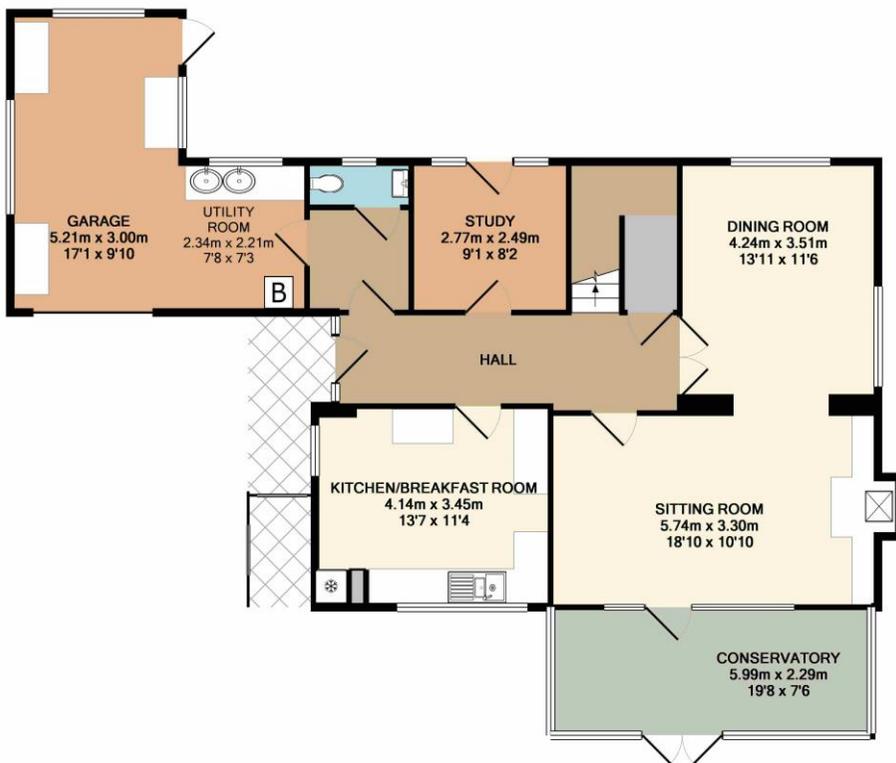
Separate WC White suite comprising low level WC and pedestal wash hand basin. Double glazed replacement window.

Outside

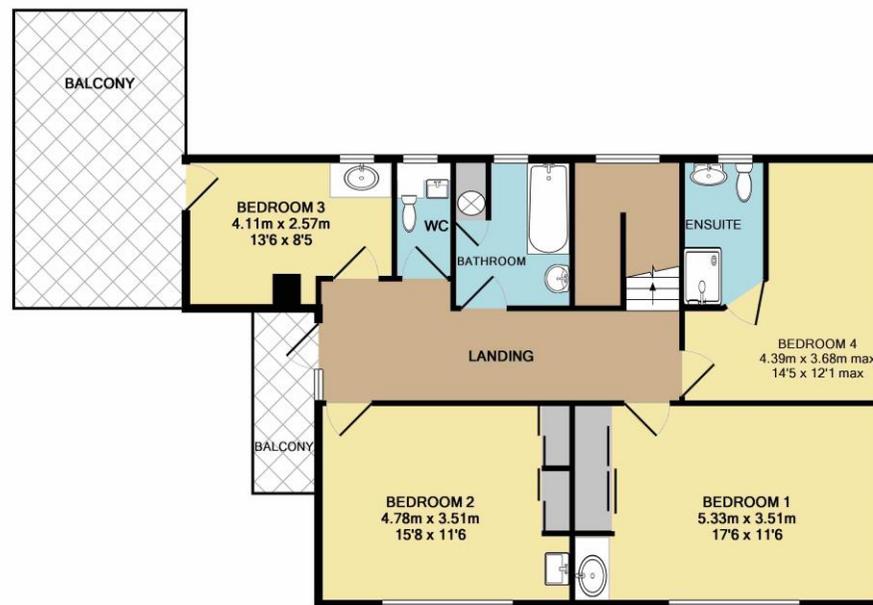
Garage 17'1" x 19'10" Currently utilized as a workshop. Light and power. Double glazed replacement windows. Door to garden.

Gardens The property is approached by wrought iron gates and a private driveway providing extensive parking. The gardens are a particular feature of the property, extending largely to the front of the property, in all approximately half an acre featuring large lawned areas, delightful mature Rose beds and mature fruit trees. Ornamental garden pond. Paved terrace adjoining the property and conservatory with timber pergola providing an ideal space for al-fresco dining.





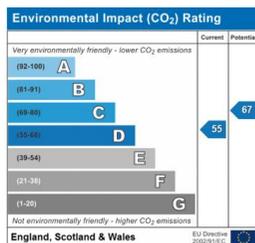
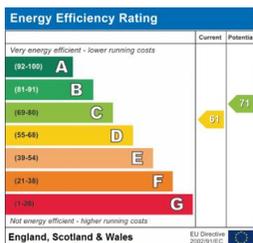
GROUND FLOOR
APPROX. FLOOR
AREA 111.5 SQ.M.
(1201 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 83.4 SQ.M.
(897 SQ.FT.)

TOTAL APPROX. FLOOR AREA 194.9 SQ.M. (2098 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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42 High Street
Lindfield
West Sussex, RH16 2HL
01444 484564
lindfield@markrevill.com

