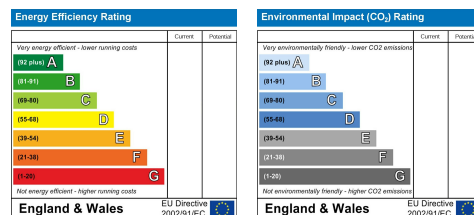


Approx. Gross Internal Floor Area 1431 sq. ft / 133.09 sq. m (Including Outbuilding)  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



1 Jefferies, Horsted Keynes, West Sussex, RH17 7DR

Guide Price £625,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued as a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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# 1 Jefferies, Horsted Keynes, West Sussex, RH17 7DR

Guide Price £625,000 - £650,000

What we like...

- \* Character cottage in impeccable order with flexible accommodation.
- \* Gorgeous wrap around gardens - a real outside oasis.
- \* Beautiful village with thriving community, two great pubs and a reputable primary school.
- \* Totally renovated in recent years including new electrics and plumbing.
- \* No chain means a swift move is possible.

Guide Price £625,000 - £650,000

### The Home...

This fabulous semi-detached cottage enjoys a prominent position in the beautiful Sussex village of Horsted Keynes offering the perfect blend of retained character, contemporary high spec finishes and a quintessential village lifestyle.

Since purchasing the home in 2015, our clients have undertaken transformative renovation and extension to create the delightful home that is now available for purchase with spacious and exceptionally flexible accommodation.

As you approach the house you'll see the attractive oak framed porch. Upon entry you're welcomed by a generous hall with plenty of natural light and a large understairs storage cupboard. To the right you have an inviting sitting room with open fireplace that is perfect for a cosy winter's evening. There is bespoke cabinetry either side of the chimney breast and a large window overlooks the front.

Across the rear you have a fabulous open plan, L-shaped kitchen/diner with doors that open out to the garden – a great space for entertaining. The kitchen itself is sleek & stylish and there is a separate utility which is neatly tucked away.

The home was extended to the side in 2015/16 and this space offers incredible versatility and could be used as an annexe, if required.

The ground floor bedroom has doors which open out to the side garden and it sits adjacent to the stylish shower room. The family room could be used as a second sitting room, play room or large home office and also has doors out to the garden, continuing the theme of connection between the inside and the out that runs through the ground floor living space.

On the first floor there are three genuine double bedrooms – each with a lovely green outlook and each served by the modern family bathroom.

Behind the scenes the home has been completely replumbed and rewired in recent years. The heating is oil fired with a brand new boiler in 2024. There is also cavity wall insulation and a pressurised water system.

The large loft space is boarded, with a ladder and a light. There is of course scope to convert the loft space, subject to any necessary consents.

### Outside Oasis...

Stepping outside, you have delightful wrap around gardens which offer privacy & seclusion. The decked terraces are perfect for 'al-fresco' dining in the summer months and the expanse lawn is perfect for children to play. There is a wealth of established and pretty plants, flowers and shrubs which provide texture and pops of colour to this lovely outside space. The garden studio is insulated and has electricity making it perfect for those who work from home.

To the front is a gravelled driveway providing parking for several cars behind a gated entrance and an area of front garden.



In total, the plot extends to 0.14 acres.

### Out & About...

Horsted Keynes is a quintessential village situated in the heart of the Sussex Weald, approximately five miles from Haywards Heath and ten miles from East Grinstead. The village is centred around the green and boasts two fantastic village pubs (The Crown and The Green Man), a village store for those every day essentials and a village church. St. Giles C of E Primary school enjoys an excellent reputation for children 5-11 years. The village is surrounded by glorious open countryside, ideal for dog walking and exploring. Ashdown Forest is just two miles distant and provides riding tracks.

Being a bustling village, Horsted Keynes has a real sense of community with several social groups and sports clubs for all ages and interests including tennis, cricket and fishing. The famous Bluebell Steam Railway is nearby at Sheffield Park, with one of the stops being the old Horsted Keynes station, and is 'one of the best family days out in Sussex'. More extensive facilities are available in nearby Haywards Heath including two superstores (Waitrose and Sainsburys), leisure centre and the mainline station which provides fast and regular commuter services to London (under 47 mins to Victoria/London Bridge), Brighton and Gatwick Airport.

### The Specifics...

Title Number: WSX49457  
Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Plot Size: 0.14 acres  
Available Broadband Speed: Superfast Fibre

We believe this information to be correct and it has been provided in good faith, but we cannot guarantee its accuracy and recommend any intending buyer check personally.

### NB - Anti Money Laundering Obligations

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

