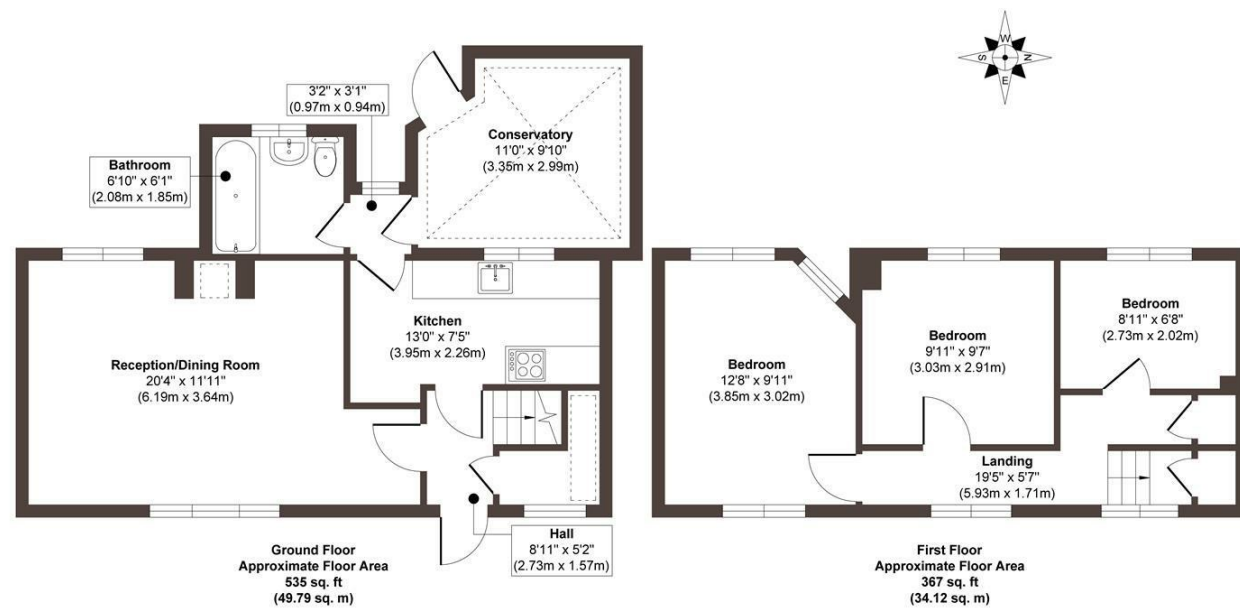
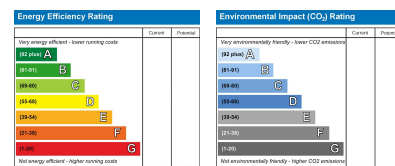




Approx. Gross Internal Floor Area 902 sq. ft / 83.91 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



2 Orchard Cottages London Road, Danehill, Haywards Heath, RH17 7HS

Price Guide £540,000 Freehold

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Property details are issued 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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What we like...

Stunning Village Setting - Located in picturesque Danehill with panoramic countryside views and spectacular sunsets over the South Downs.

Bright & Characterful Living - Dual-aspect living/dining room with wood-burning stove and a sunny garden room overlooking the landscape.

Charming Country Kitchen - Traditional country-style kitchen with solid wood worktops and space for appliances.

Three Light-Filled Bedrooms - All bedrooms offer far-reaching rural views and plenty of natural light.

Glorious Garden & Expansion Potential - West-facing garden, feature well, and scope for a two-storey extension (STPP).

Welcome Home...

Set within the sought-after village of Danehill, surrounded by rolling countryside and the natural beauty of the Ashdown Forest, this exceptional three-bedroom, part tile-hung cottage is a true gem. Blending timeless charm with modern touches, this beautifully presented home offers breathtaking panoramic views across the undulating Sussex landscape, and thanks to its westerly aspect, enjoys spectacular sunsets that bathe the home in golden light.

Positioned well back from the road, the cottage sits in a generous and lovingly maintained plot, providing both privacy and picturesque surroundings. The location is perfect for those craving village life with easy access to walking trails, local pubs, and excellent commuter links to Haywards Heath and beyond.

The Cottage...

Step inside and you're greeted by a welcoming reception hallway which leads to the main living areas. The spacious dual-aspect living/dining room is both warm and bright, thanks to large picture windows that frame the stunning scenery and fill the room with natural light. A feature wood-burning stove adds a cosy focal point for winter evenings.

To the rear is a country-style kitchen, full of character, with solid wood work surfaces and ample space for both fitted and freestanding appliances. It's a charming and practical space for everyday living or hosting guests. To the rear, a generous garden room/conservatory offers a tranquil spot to relax or entertain while soaking in the far-reaching views. A family bathroom completes the ground floor.

Upstairs, the charm continues with three good-sized bedrooms, each offering elevated views towards the South Downs and beyond. Every window is a picture frame for the Sussex countryside, making even a quiet morning feel special.

Scope/Potential...

What truly sets this property apart is its scope for transformation. With ample space to the rear and planning potential for a two-storey extension (STPP), this home offers the rare chance to create a significantly larger residence without compromising the setting. It's also worth noting that both neighbouring cottages have already undertaken double-storey extensions, further highlighting the potential for development in this sought-after location.

Outside Oasis...

Step outside and the West-facing garden reveals even more appeal—expertly landscaped with mature planting, well-stocked borders, and a decked terrace ideal for al fresco dining while watching the sunset. The front garden is equally charming, featuring a working feature well, landscaped beds, and private driveway parking.



Whether you're looking for a peaceful weekend retreat, a forever family home, or an exciting renovation opportunity, this captivating cottage delivers charm, views, and potential in equal measure—all within one of Sussex's most desirable villages.

Out & About...

Danehill is a rural village situated in the heart of the Sussex Weald, approximately seven miles from Haywards Heath (the 270 bus service runs from Danehill to Haywards Heath Station every hour), eight miles from East Grinstead and just five miles to Forest Row where you'll find a great selection of amenities. 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. Danehill Primary School is extremely highly regarded and the village is also home to the respected Cumnor House in the private sector.

The home is within walking distance (country walks) of a great selection of pubs including the Coach & Horses, Red Lion in Chelwood Gate, The Crown Inn and Green Man in Horsted Keynes. The famous Bluebelll Steam Railway is nearby at Sheffield Park and is 'one of the best family days out in Sussex'. More extensive facilities are available in the 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 Finer Details...

Tenure: Freehold

Title Number: TBC

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Superfast (Up to 80 mbps download)

Services: Electric heating, mains water, drainage, electricity (none tested)

We believe this information to be correct but recommend intending buyers check details personal

