



10 Boxes Lane, Horsted Keynes, West Sussex, RH17 7EJ

Guide Price £850,000 Freehold

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What we like...

- \* Delightful detached chalet bungalow in a peaceful close in Horsted Keynes.
- \* Spacious and highly versatile accommodation of just over 1800 sq ft.
- \* Beautiful and sunny south facing garden.
- \* Village with thriving community, two great pubs, reputable primary school and open countryside.

Welcome Home

If you’re looking for a spacious and incredibly versatile detached 4/5 bedroom chalet bungalow in one of the most quintessential villages in Sussex then this fabulous home on Boxes Lane, Horsted Keynes could be just the one you’ve been looking for.

The home enjoys the most peaceful of positions within this sought-after close and offers spacious accommodation that extends to 1,808 sq ft over two floors. All of the main living spaces are positioned at the rear and make the most of the southerly aspect meaning they are bathed in natural light throughout the day.

Upon entry you’re welcome by a generous central hallway. The sitting room is an inviting, light room with the most delightful outlook over the garden. The open fireplace is perfect to cosy up on a chilly winter’s evening and the space flows freely into the dining area, with French doors that open out to the garden.

The kitchen/breakfast room is a good size with a central island and this space seamlessly connects with the dining room to make a fabulous entertaining space, particularly with the doors open on to the garden on a summer’s afternoon. If desired, there is potential to knock these rooms through to create a large open plan space, which would extend to around 26ft.

The utility provides excellent storage space and there is a ground floor cloakroom too.

To the front is a spacious and incredibly versatile ground floor double bedroom. The room is currently used a home office but could easily be a snug or play room. Just over the hall is the ground floor family bathroom.

On the first floor there are four generous bedrooms, great for a sizable family. The main bedroom is a great size double room, running the entire depth of the home with windows to two sides and a range of fitted wardrobes. The second and third bedrooms overlook the garden whilst the fourth bedroom overlooks the front. These bedrooms are served by the first floor shower room.

The house is heated via oil fired boiler and is fully double glazed. For those who work from home or like to stream, you have access to a ‘Superfast’ broadband speed with up to 80mbps download.



Step Outside

In total, the plot extends to 0.15 acres and the rear gardens a true delight, bathed in sunshine throughout the day due to the due-south aspect. The paved terrace extends across the entire rear of the house and is the perfect sun trap for a barbecue with friends & family. To the front is driveway parking for several cars, leading to the integral garage.

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 two village churches. St. Giles C of E Primary school enjoys an excellent reputation of 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 Bluebellll 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.

Title Number: SX39567  
Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Council Tax Band: F  
Available Broadband Speed: Superfast (up to 80 mbps download)

We believe this information to be correct but cannot guarantee its accuracy and recommend checking details personally before exchange of contracts.

