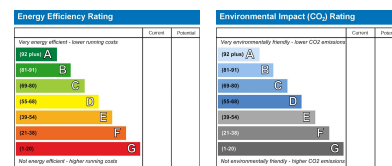


**Approx. Gross Internal Floor Area 1677 sq. ft / 155.80 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



**Nyewood Cottage, Street Lane, Ardingly, West Sussex, RH17 6UB**

**Guide Price £700,000 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 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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Nyewood Cottage, Street Lane, Ardingly, West Sussex, RH17 6UB

What we like...

- \* Tucked away position on a private close in quintessential village of Ardingly.
- \* The epitome of 'deceptively spacious' with accommodation of over 1,600 sq ft.
- \* Four excellent sized bedrooms - great for a family.
- \* Lovely westerly aspect meaning plenty of afternoon sunshine in the garden.
- \* Work from home space and practical utility room.

Welcome to Nyewood Cottage

This excellent semi-detached home enjoys a tucked away position on a private close in the quintessential Sussex village of Ardingly – home to the famous ‘South of England Show’, an historic High Street, beautiful countryside, great schooling and a thriving community.

The house was effectively built in 2008 (the pair of semis were originally one detached bungalow before being converted) and is the epitome of ‘deceptively spacious’ with accommodation extending to over 1,600 sq ft and offering plenty of versatility that is perfect for a family.

Upon entry you are welcomed by a central hall with engineered oak flooring that flows through to the sitting room. This inviting space enjoys a pleasing outlook over the garden, with the 10ft folding doors opening to create a light, airy ‘inside-outside’ feel. The family room overlooks the front and offers plenty of flexibility as a work-from-home space or playroom for the children.

The social kitchen/diner extends to an impressive 27ft with granite worktops and ‘Rangemaster’ oven. Our clients have created an excellent utility room with excellent storage and space for both washing machine and tumble dryer - great as a laundry room for a family. There is also further two storage cupboards and a separate cloakroom under the stairs.

The turned staircase is a feature in itself with tasteful panelling and a large window on the half landing. On the first floor the accommodation is excellent with four good size bedrooms. The main bedroom is truly superb with large sleeping area (15ft x 11ft), walk-in dressing area with fitted wardrobes and its own modern en-suite shower room.

The second bedroom extends to 18ft with a delightful leafy outlook beyond the neighbour’s lake, whilst the third & fourth bedrooms overlook the front. Each is served by the contemporary family bathroom.

Further attributes include gas fired central heating, tasteful interiors, double glazed windows throughout and access to a superfast fibre broadband connection.



Step Outside

The rear garden has been beautifully landscaped and is bathed in afternoon/evening sunshine due its south-westerly aspect. The large Indian sandstone patio that is a great spot for ‘al-fresco’ entertaining and barbecues and the sleeper beds are well-stocked.

To the front is block paved driveway for off road parking for up to three vehicles.

Out & About

Ardingly is one of the premier villages that surround Haywards Heath. The reputable St Peters C of E primary school is currently rated by Ofsted as 'good', there are two good pubs (Ardingly Inn and Gardeners Arms), a post office/village store and the well-known Fellows Bakery. The village is surrounded by some of the best countryside in West Sussex, ideal for dog walking. The village is also home to Ardingly College, The Royal Botanical Gardens at Wakehurst Place and the South of England Showground - a vibrant 150-acre estate that hosts a range of concerts and events throughout the year, including the famous 'South of England Show'. The reservoir offers good walking, sailing, canoeing, windsurfing and fishing. Although Ardingly has an array of local shops whilst more comprehensive facilities including a mainline station with services to Victoria and London Bridge (in approx 47 mins) can be found approximately 4 miles distant in Haywards Heath.

The Specifics

Title Number:: WSX435984

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Title Number: WSX316194

Broadband Speed: Superfast Fibre

We believe this information to be correct but cannot guarantee its accuracy and we recommend intending purchasers satisfy themselves prior to exchange of contracts.

