



Danesbury

Borde Hill Lane, Haywards Heath, RH16 1XP



Mark Revill & Co

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Guide Price £650,000

Danesbury is a most attractive bay fronted Victorian house of character occupying a delightful rural location opposite Borde Hill Gardens close to several footpaths offering beautiful countryside walks. This splendid home has been carefully restored retaining many features synonymous of the era including stripped pine panelled doors with refurbished door furniture, several cast iron fireplaces and sash windows. The property offers spacious and well-proportioned accommodation arranged over three floors having the benefit of gas central heating and some secondary double glazing and incorporates 3 double bedrooms (one on the top floor), a spacious bathroom, 2 fine reception rooms and a well fitted kitchen. There is a detached garage with adjacent parking for 2 vehicles, the attractive triangular shaped rear garden extends to a maximum of 86 feet in length and the mature gardens to the front are 45 feet in depth screened from the road by mature hedges and shrubs including rhododendron and laurel. The house offers excellent scope for an extension to the side, subject to obtaining the usual planning consents.



Situated in this delightful rural location 2 miles north of Haywards Heath opposite the beautiful Borde Hill Gardens offering 200 acres of park and woodlands with views across Sussex High Weald. Haywards Heath town centre offers a wide range of shops, any array of restaurants, a modern leisure centre, a Waitrose and Sainsbury's superstore and a mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools and colleges within the area catering for all age groups. Gatwick Airport is 11.7 miles to the north, the A23 at Warminglid is 4.4 miles to the west providing a direct route to the motorway network, the towns of Crawley is 10 miles distant, Horsham 12.3 miles and the cosmopolitan city of Brighton and the coast is 16.4 miles to the south.

GROUND FLOOR

Entrance Lobby Part glazed panelled front door to:

Hall Stairs to first floor. Electric meter cupboard. Radiator. Glazed panelled door to:

Dining Room 13'6" x 11'6" (4.11m x 3.51m) Fireplace. Good size understairs coats/store cupboard. Secondary double glazed window. Radiator. Archway to:

Sitting Room 14' into bay x 12' (4.27m x 3.66m) Attractive secondary double glazed bay window to front. Attractive red brick fireplace with moulded timber surround. Radiator.

Kitchen 13'4" x 9' (4.06m x 2.74m) Fitted with attractive range of painted units comprising inset composite bowl and a half sink, adjacent extensive worktops, cupboards and appliance space and plumbing for washing machine beneath. Glazed wall cabinet, cupboard over. Fitted open shelving. Recessed base unit with cupboard and drawers. Further range of cupboards. Tall storage cupboard with gas meter. Walls part tiled walls and part pine panelled. Wood effect laminate flooring. Part glazed panelled door to rear garden.

FIRST FLOOR

Bedroom 1 16' x 13'11" (4.88m x 4.24m) into bay. Wide secondary double glazed bay window. Attractive cast iron fireplace, further secondary double glazed sash window. Recessed shelving. Radiator.

Bedroom 2 11'8" x 10'10" (3.56m x 3.30m) Original cast iron fireplace. Sash window. Radiator.

Bathroom 13'4" x 9' (4.06m x 2.74m) Attractive cast iron fireplace. White suite comprising cast iron bath, pedestal basin with tiled splashback, low level wc. Shelved cupboard housing Worcester Bosch gas combination boiler. Hatch to loft space. Wood effect laminate flooring.



TOP FLOOR

Bedroom 3 13'6" x 11' (4.11m x 3.35m) 2 sash windows. Radiator. Doors to eaves storage.

OUTSIDE

Detached Garage Up and over door. Adjacent **wood shed**.

Drive and Parking Area

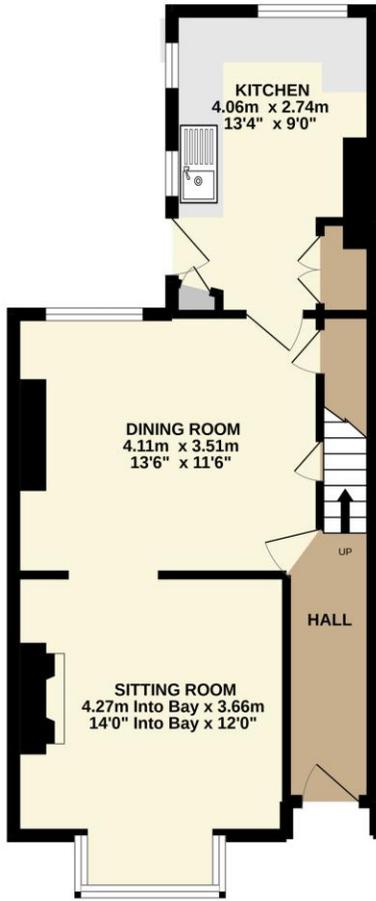
Front and Side Gardens About 45 feet (13.72m) in depth. Laid to lawn, enclosed by clipped mature hedges, trees and shrubs including laurel, bamboo and rhododendron offering shelter and a screen from the road. Area to the side of the house measures about 21 feet (6.40m) wide with gate to:

Lovely Rear Garden Triangular in shape about 86 feet maximum (26.21m) in length. Arranged mainly as lawn with patio adjacent to the house. The garden is fully enclosed with close boarded fencing.

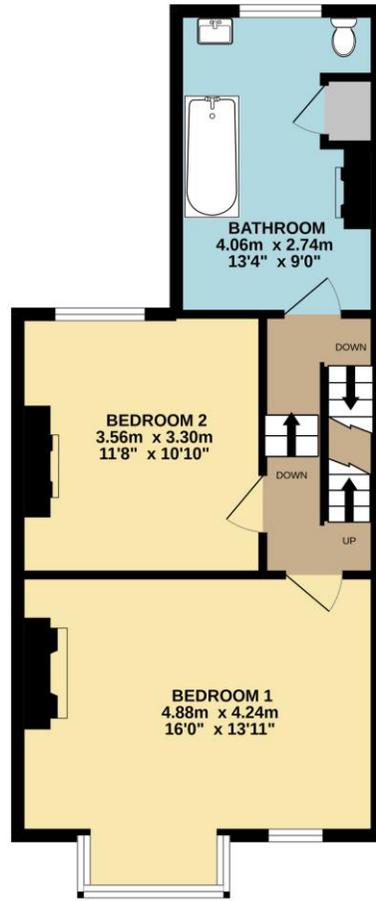
Private Drainage



GROUND FLOOR
43.9 sq.m. (473 sq.ft.) approx.



1ST FLOOR
44.4 sq.m. (476 sq.ft.) approx.



2ND FLOOR
21.9 sq.m. (236 sq.ft.) approx.



TOTAL FLOOR AREA : 110.3 sq.m. (1187 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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