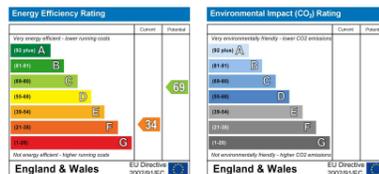


**Approx. Gross Internal Floor Area 1972 sq. ft / 183.30 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



**BRITISH PROPERTY AWARDS 2022**  
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**9 Lucas, Horsted Keynes, West Sussex, RH17 7BN**

**Guide Price £900,000 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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## 9 Lucas, Horsted Keynes, West Sussex, RH17 7BN

What we like...

- \* Sought-after private close in the desirable village of Horsted Keynes
- \* Spacious and incredibly versatile accommodation that is perfect for a family
- \* Lovely garden backing on to fields.
- \* Annexe offers a huge range of potential uses and is ideal for multi-generational living
- \* Four generous sized bedrooms.

### Welcome Home

If you're looking for a detached home, a glorious garden and a quintessential village lifestyle then this fabulous detached home on Lucas, one of the most desirable closes in Horsted Keynes, will surely be of interest to you.

The home is believed to date from the 1950s and offers just under 2,000 sq ft of family friendly and highly flexible accommodation including an attached annexe – perfect for multi-generational living or as an Air BnB opportunity.

Upon entry, you're welcomed by a generous central hallway. At the front of the property, there is the option of a large study or a separate family room, ideal for working from home or providing additional space for the family to relax. To the right, you step into the inviting sitting room, which flows seamlessly through into the spacious dining room to create a superb through-living space. The fireplace provides the natural focal point, making this the perfect spot to cosy up in front of an open fire on those chilly winter evenings.

The dining room is a generous space and sits adjacent to the kitchen, offering opportunities to knock through to create a more open plan space, if preferred. The French doors open up to blur the division between the inside and the out, making the most of the beautiful garden which lies beyond. The curved wall is a subtle but interesting feature and the almost full width glazing makes the most of the leafy outlook.

The kitchen/breakfast room is a social space, flooded with natural light via two cleverly placed skylights. There is plenty of storage and prep space with timeless, shaker-style cabinetry. There is a range of integrated appliances including double oven, hob, extractor and microwave. There is plenty of space for a large breakfast table and the sliding doors give that desirable inside-outside living.

The noisier appliances are neatly tucked away in the utility, which has a separate door which is incredibly handy after a muddy dog walk in the fields or giving private entry to the annexe for guests. The utility doubles up as a kitchenette for the annexe too.

Just off the utility is the ground floor cloakroom and you then step into the main annexe studio space, which is an impressive room that offers an immense amount of versatility. At nearly 19ft, with a voluminous vaulted ceiling and a dual aspect this could be a brilliant family room, generous ground floor bedroom with an ensuite shower room or indeed an annexe bedroom/living room.

For those who work from home, the separate study just off the hall will be well received.

On the first floor you'll find four generous proportioned bedrooms and two bath/shower rooms. The main bedroom is a lovely, light double bedroom with a delightful outlook over the garden and direct access to a modern ensuite.

The other three bedrooms are all well sized and served by the modern family bathroom.

The home is fully double glazed, has oil fired central heating and access to a superfast fibre broadband connection.



### Step Outside

Stepping outside you'll find a glorious garden that backs on to farm fields beyond. The paved terrace is the perfect spot for some 'al-fresco' dining and the large expanse of level lawn is ideal for children to play. There is plenty of pretty planting and established shrubbery.

Gated side access leads back round to the front where you'll find a gravel driveway providing parking for a couple of cars and more pretty planting.

### Out & About

The property is situated in the quintessential Sussex village of Horsted Keynes, nestled in the heart of the High Weald Area of Outstanding Natural Beauty. Surrounded by beautiful rolling countryside and just five miles from Haywards Heath and ten miles from East Grinstead, the village offers a peaceful rural lifestyle with excellent access to local amenities and transport links. Horsted Keynes centres around a traditional village green and offers a variety of everyday facilities including a village shop, two charming pubs (The Crown and The Green Man), a village hall, two churches, and the highly regarded St. Giles C of E Primary School. The village is known for its strong sense of community, supported by numerous social groups, sports clubs (including cricket, tennis and fishing), and a calendar of local events.

The surrounding countryside is ideal for walking, riding, and outdoor pursuits, with Ashdown Forest just two miles away offering extensive tracks and riding routes. The Bluebell Steam Railway at nearby Sheffield Park adds to the area's historic charm and family-friendly appeal. For more extensive facilities, Haywards Heath offers a wide range of high street shops, supermarkets (including Waitrose and Sainsbury's), restaurants, cafés, bars, and a leisure centre. There is also a broad choice of schools in the surrounding area, including Cumnor House, Greenfields School, Great Walstead School, and Ardingly College.

Haywards Heath's mainline railway station provides regular and fast services to London Victoria and London Bridge (approximately 45–47 minutes), as well as to Brighton and Gatwick Airport. The area is well connected via a network of A-roads, with the M23 motorway within 15 miles, making it ideal for commuters.

The property lies just outside the Horsted Keynes Conservation Area, designated in 1985, which includes two of the oldest parts of the village. The Conservation Area features listed buildings of architectural and historical importance—particularly around Church Lane and The Green—as well as notable open spaces such as the Recreation Ground and Cricket Ground, which enhance the character of the village.

### The Specifics

Title Number: W5X257489

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: F

Plot Size: 0.15 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 intending buyer check personally.

