



Oakdene Bolney Road, Ansty, West Sussex, RH17 5AW

Cuckfield - 1.5 miles, Burgess Hill - 2.5 miles, Haywards Heath Town Centre- 3 miles, Brighton - 15 miles, Gatwick Airport - 17.5 miles, Central London - 41 miles

A THREE BEDROOM EDWARDIAN SEMI-DETACHED FAMILY HOME WITH A 150FT REAR GARDEN SITUATED IN THE SEMI-RURAL VILLAGE ON ANSTY.

Porch, Hall, Cloakroom, Sitting Room, Dining Room, Kitchen, Master Bedroom, Second Double Bedroom, Large Family Bathroom, Further Double Bedroom, En-Suite, 150ft Rear Garden, Garage, Off Road Parking

#### Description

A stunning, bay fronted, three double bedroom, Edwardian semi-detached family home that is presented in first class order throughout. The property was built in 1910 and has been tastefully updated in recent years and retains numerous features typical of the Edwardian period including high ceilings, picture & dado rails, panelled doors, stripped & varnished oak floorboards throughout the ground floor, cast iron fireplaces, bay windows and contemporary décor. The spacious accommodation comprises:- porch, hall, cloakroom, sitting room with open fireplace, dining room and fitted kitchen with patio doors. On the first floor is the superb master bedroom, second double bedroom and a large family bathroom with roll-top bath and walk-in shower cubicle. The second floor consists of another double bedroom with en-suite shower room, eaves storage space and pleasant views over woodland to the rear. Further benefits include double-glazed windows, oil fired central heating and an attached garage with power, lighting and a utility area. Additionally, there is potential to extend to the side of the property and/or convert the garage into additional living accommodation (subject to gaining the necessary consents).

#### Outside

To the rear is an excellent 150ft garden backing onto woodland, with established borders and a raised patio area. To the front is a block paved driveway affording parking for several vehicles.



#### Location

'Oakdene' is located within the semi-rural village of Ansty providing easy access to the A23(M). The village centre is within easy walking and provides a petrol station with convenience store, The Ansty Cross village pub/restaurant and social club with cricket/football pitches. The neighbouring village of Cuckfield has a historic high street with a range of village stores, restaurants, pubs and churches. For more extensive shopping and leisure facilities Haywards Heath is 3.5 miles distant and the train station provides fast & regular services to London (London Bridge/Victoria in approx 47mins), Brighton & Gatwick Airport.

#### Education

Nearby Cuckfield provides highly regarded state schooling in the form of Holy Trinity C of E Primary School and Warden Park Secondary School while Bolney C of E Primary School is only 1.7 miles away. Haywards Heath also offers a wide range of primary, secondary and sixth form schools/colleges.

#### Information

If you have a property to sell yourself, part exchange is available on this property. Contact PSPhomes for more information.

