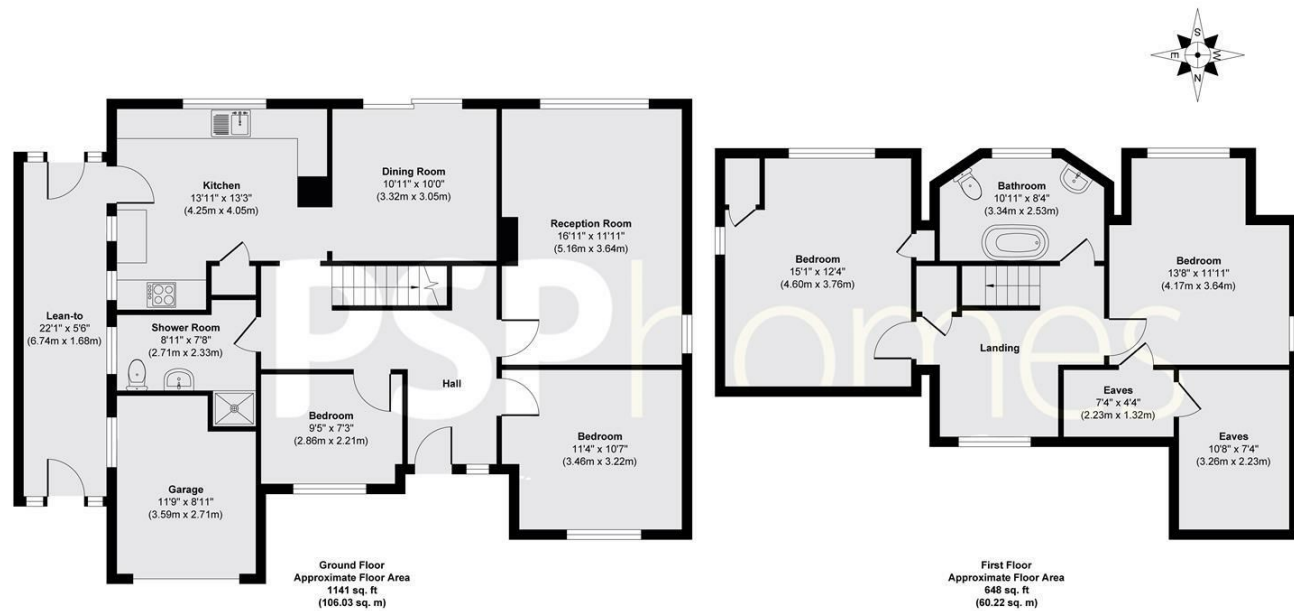
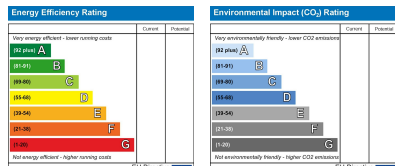




Approx. Gross Internal Floor Area 1789 sq. ft / 166.25 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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

Guide Price £850,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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

What we like...

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

The Home...

If you’re looking for a spacious and incredibly versatile detached 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 1789 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.

The kitchen was refitted in 2019 and as a central island, AGA Range with two hot plates and a selection of integrated appliances including double oven and washing machine. 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.

As the property is a chalet style, there are also two ground floor bedrooms and both are served by the shower room. This layout creates a level of flexibility that means the home would be ideal for downsizers and families alike.

On the first floor the main bedroom is a fabulous size with a leafy vista. The second bedroom is also a generous double with access to a large eaves space, with is ripe for conversion into an ensuite, STPP.

The family bathroom is a great size with a standalone roll-top bathtub, tasteful “tongue & groove” panelling and a retro style heated rail to keep the towels warm & fluffy.

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.



The large expanse of lawn is perfect for children to play and there is plenty of established, pretty planting.

To the front, the large block-paved driveway provides off road parking for several vehicles and leads to the integral garage with electric roller door. The pretty front gardens are well-kept and set the tone for this fabulous village home.

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 Bluebell!! 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.

The Finer Details...

Title Number: SX39494

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.

