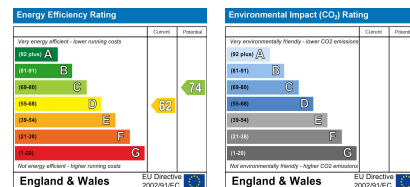


Approx. Gross Internal Floor Area 2017 sq. ft / 187.40 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



BRITISH PROPERTY AWARDS 2022
 ★★★★★
GOLD WINNER
 PSP HOMES SOUTH ENGLAND (OVERALL)



The Old Police House Birchgrove Road, Horsted Keynes, RH17 7BL

Guide Price £750,000 - £800,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
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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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The Old Police House Birchgrove Road, Horsted Keynes, RH17 7BL

What we love...

Four-bedroom detached family home on a generous plot in sought-after Horsted Keynes, with planning permission granted and further potential.

Flexible accommodation of approx. 2,017 sq ft including a 21ft sitting room, conservatory, kitchen with boot room/utility and ground floor bedroom.

Three large first floor double bedrooms, family bathroom and en-suite shower room.

Ample parking, integral garage, large terrace and good size southerly aspect rear garden.

Updated windows, air source heat pump and solar panels helping reduce running costs.

Guide Price £750,000 - £800,000

The Home...

The Old Police House is a beautifully presented four-bedroom family home, occupying a generous plot in the heart of Horsted Keynes, one of Mid Sussex's most desirable villages, positioned between Lindfield and Haywards Heath and surrounded by attractive countryside. The village is particularly popular with families and those seeking a balance of rural living with excellent access to nearby towns and rail connections, while still retaining a strong sense of community centred around its picturesque village green. The property also benefits from planning permission granted for an extension, offering excellent scope for future enlargement and reconfiguration. Extending to approximately 2,017 sq ft, the house provides well-balanced and flexible accommodation ideally suited to modern family living, with a layout that also works well for multi-generational needs or those seeking ground-floor bedroom space.

The ground floor is arranged around a central entrance hall. The kitchen is well appointed with a terracotta tiled floor and a good range of fitted base and wall units, leading through to an excellent boot room/utility with space for appliances and a separate WC, ideal for day-to-day family life. Positioned on the opposite side of the hall is a generous ground floor bedroom, perfect for guests, older relatives or use as a home office if required.

The 21ft sitting room is a particularly attractive space, centred around a fireplace and opening via modern steel-style French doors into the conservatory, which provides an additional reception area overlooking the rear garden. Much of the ground floor benefits from engineered oak flooring, creating a smart and cohesive feel throughout.

On the first floor there are three large double bedrooms, two with fitted wardrobes, together with a family bathroom and an en-suite shower room, making the layout both practical and comfortable for family occupation.

Moving Outside...

The property offers ample parking to the front, along with an integral garage and adjoining wraparound store, ideal for garden equipment, bikes or additional storage. To the rear, a substantial stone terrace provides an excellent space for outdoor dining and entertaining, leading onto a large lawned garden which enjoys a pleasant southerly aspect.

The property has benefited from updated windows, electrics and significant investment in the home's energy systems. A south-facing aspect allows the solar panels and solar thermal system to generate excellent levels of energy, supported by battery storage to maximise efficiency and reduce running costs. The property also benefits from an air source heat pump and participation in the feed-in tariff, providing ongoing income from surplus energy returned to the grid.

Planning Permission Granted...

The current owners have successfully obtained planning permission for a single-storey rear extension, designed to reconfigure and enhance the ground floor living space. However, in our opinion there is further potential, subject to the necessary consents, to extend above the garage. This would create an opportunity to significantly enhance both the first floor accommodation and the ground floor layout, allowing the house to better connect with the garden and fully capitalise on the overall setting.



The Village...

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: TBC

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

