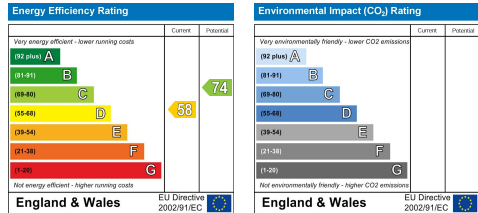




TOTAL AREA INCLUDING WALK-IN LOFT AND GARAGE = 2,851 SQ FT

TOTAL FLOOR AREA : 2012sq.ft. (186.9 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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29 College Road, Ardingly, West Sussex, RH17 6TU

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.

PSPhomes

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29 College Road, Ardingly, West Sussex, RH17 6TU

GUIDE PRICE £850,000 - £900,000

What we like...

- * Deceptively spacious and unique detached home of over 2,000 sq ft.
- * Sensational 0.46 acre plot backing on to fields, with spectacular views of the South Downs.
- * Versatile accommodation with up to five bedrooms and three reception rooms.
- * Great location within easy reach of the village centre and Haywards Heath (by car).
- * Immense scope to extend and/or reconfigure.

GUIDE PRICE £850,000 - £900,000

Welcome Home...

An exciting opportunity to acquire a substantial (2,012 sq ft) detached home sitting on a sensational 0.46 acre plot, backing on to open fields. Location wise, we're in the quintessential village of Ardingly with its highly regarded schooling - including Ardingly College, pubs, bakers, South of England Showground, Reservoir and beautiful Sussex countryside.

This individual home offers incredibly flexible accommodation that is great for a family. The 29ft sitting room with the heart of the home, flooded with natural light and enjoying the most delightful outlook over the gardens. The exposed brickwork and open fireplace provide a natural focal point, whilst sliding doors open out on to a terrace, great during the summer.

The dining room and family room offers versatile extra living space, whilst the study is ideal for those who work from home.

The kitchen and utility are both fitted with modern units and there is an essential ground floor cloakroom.

The principal bedroom is on the ground floor and a good size double with ensuite bathroom. There is a further double bedroom, which concludes the ground floor.

On the first floor, you have two further double bedrooms which are served by the first floor family bathroom.

Off the bathroom you have easy access into an enormous walk-in loft, that provides exceptional accessible storage space.

The home has oil fired central heating and high performance double glazing throughout. For those who like to stream or work from home, you have access to a Superfast broadband connection.

Outside Oasis...

Stepping outside the home really comes into its own, sitting in a beautiful south-east facing plot that extends to just under half an acre. There are large expanses of lawn that are perfect for children to play and a plethora of established trees, shrubs and plants including apple trees. A raised terrace provides spectacular views over the fields beyond towards the South Downs and is the perfect spot for some 'al-fresco' dining or a glass of something chilled.

To the front the home is well screened by mature hedging and the driveway provides plenty of off road parking, leading to the detached double garage.

Scope/Potential...

The opportunities here are immense. There is, in our opinion, immense scope to extend further subject to planning permission. Internally, there are many ways you could reconfigure the existing space to create more open plan living too.



Out & About...

Ardingly is one of the premier villages that surround Haywards Heath. The reputable St Peters C of E primary school is currently rated by Ofsted as 'good', there are two good pubs (Ardingly Inn and Gardeners Arms), a post office/village store and the locally famous Fellows Bakery. The village is surrounded by some of the best countryside in West Sussex, ideal for dog walking. The village is also home to one of the area's best regarded private schools in Ardingly College, Wakehurst Place (part of Kew Gardens) and the South of England Showground - a vibrant 150-acre estate that hosts a range of concerts and events throughout the year, including the famous 'South of England Show'. The reservoir offers good walking, sailing, canoeing, windsurfing and fishing. Although Ardingly has an array of local shops more comprehensive facilities including Waitrose, Sainsbury's and a mainline station with services to Victoria and London Bridge (in approx 47 mins) can be found approximately 4 miles distant in Haywards Heath.

The Specifics

Tenure: Freehold
Title Number: WSX67768
Local Authority: Mid Sussex District Council
Council Tax Band: G
Available Broadband Speed: Superfast (Up to 77mbps download)
Services: Oil heating, mains water, drainage, electricity (none tested)
Plot Size: 0.46 acres (not verified)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally.

