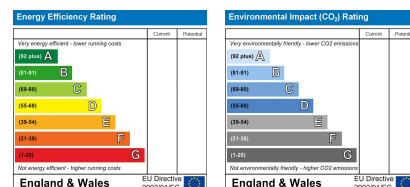


**Approx. Gross Internal Floor Area 2357 sq. ft / 219.12 sq. m (Including Outbuilding)**

Illustration for identification purposes only; measurements are approximate, not to scale.  
Produced by Elements Property



**Roseleigh, Lewes Road, Horsted Keynes, RH17 7DP**

**Guide Price £900,000 Freehold**

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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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Roseleigh, Lewes Road, Horsted Keynes, RH17 7DP

**Guide Price £900,000 - £950,000**

#### Welcome to Roseleigh

Roseleigh is a handsome Victorian semi-detached home in the heart of Horsted Keynes, just a stone's throw from the village green, two pubs and the village store. Offering over 2,350 sq ft including the outbuilding, this is a substantial family house that blends period character with a carefully considered rear extension, a beautiful westerly garden and wonderfully flexible living space.

Roseleigh has that classic Victorian presence: attractive brick elevations, sash windows, bay fronts, tall ceilings, picture rails, feature fireplaces, fitted cupboards and a warm sense of character throughout. The two storey side extension has been done with real sympathy. The brick work and slate roof sit comfortably against the original house, while inside it creates the sort of open-plan kitchen/dining/family room that modern family life revolves around.

Inside, the house retains a wealth of period charm. The sitting room has classic features including bay windows, fireplaces, fitted cupboards, shelving, picture rails and generous ceiling heights, all contributing to a warm and characterful feel. The second reception room sits at the rear and creates plenty of versatility. These rooms offer valuable separation from the main open-plan space, making the house especially practical for family life.

The side extension has transformed the way the house works. The kitchen/dining/family room stretches to over 27ft and provides a bright, sociable hub with clearly defined cooking, dining and sitting areas. The kitchen has a timeless country style with painted cabinetry, a central island with breakfast bar seating, timber worktops, integrated appliances and a range cooker. Wood flooring runs through the space, while the bi-fold doors frame the garden beautifully and open directly to the terrace.

There is also a useful utility room and ground floor WC, both essential in a house of this scale.

#### Heading Upstairs

The first floor is particularly family-friendly, with four bedrooms of excellent size. The principal bedroom is a generous room with bay window, walk-in wardrobe and en-suite shower room. The remaining bedrooms are all well-balanced and are served by a stylish family bathroom. The second floor adds even more flexibility, with a further bedroom and a large attic room which provides easily accessed storage space but also huge scope to create a further bedroom, if required.



#### Outside Oasis

The rear garden is one of Roseleigh's standout features. Westerly facing and wonderfully established, it enjoys afternoon and evening sun and has been thoughtfully landscaped with a broad paved terrace, lawn, mature planting, trees and deep borders. It feels private, green and calm, while still being easy to use day to day. There is also an outbuilding/store, ideal for garden equipment and outdoor essentials.

To the front is a pretty garden and driveway parking for 2/3 cars.

#### 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 Specifics

Title Number: WSX146511

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Plot Size: 0.13 acres

Available Broadband Speed: Superfast

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.

