
2
PONDFIELD
COTTAGES

Wakehurst Place, Ardingly



Welcome Home

If you're looking for a rural country cottage with glorious countryside views then 2 Pondfield Cottages will surely be of interest to you.

Set within the grounds of Wakehurst Estate and adjacent to the botanical gardens this character cottage is set in an elevated and highly desirable position with far-reaching views across the Loder Valley.

There is so much to love with retained character, fabulous room dimensions, a glorious garden and an incredibly versatile, fully converted outbuilding.



Family Friendly Flexibility

The ground floor is arranged with a natural sense of flow and has two main living areas.

This is a generous and calmly proportioned sitting room, arranged around a strong central hearth and designed to feel both settled and light. The space is anchored by a wood-burning stove set within an exposed brick fireplace, creating a clear focal point and lending warmth and character. Built-in shelving provides space for books and personal objects, while maintaining a sense of order and balance.

There is ample space for relaxed seating, making the room well suited to both everyday living and quieter evenings by the fire. A comfortable and inviting room, with a sense of ease that reflects the rural setting beyond.





Open Plan Country Kitchen

A social kitchen/diner sits at the heart of any home and this fabulous space is no different.

Timeless Shaker-style cabinetry is finished in a soft, neutral palette and paired with contrasting granite worktops and a classic white tiled splashback. Modern, high-spec integrated appliances sit comfortably alongside more rustic, country details, creating a kitchen that feels both refined and robust.

A substantial central island provides generous preparation space and storage, naturally anchoring the room and French doors open out to the garden to blur the division between the inside and the outside during those balmy summer months.

Practicality wise, the utility/boot room hides away the noisier appliances, provides a handy space after a muddy dog walk and is served by a stylish ground floor shower room/cloakroom.



Sleepy Heads

Upstairs, there are three double bedrooms alongside a modern family bathroom, all enjoying open outlooks and a sense of light and calm that this beautiful setting offers.

The main bedroom is a really generous double with a dual aspect, pleasing vista and full width fitted wardrobes. The second bedroom also has fitted wardrobes and an ornate cast iron fireplace, whilst the third bedroom overlooks the garden.

The family bathroom is incredibly generous with large bathtub and separate walk in shower. The period style suite is sympathetic to the age of the house and natural light pours in through the velux window.





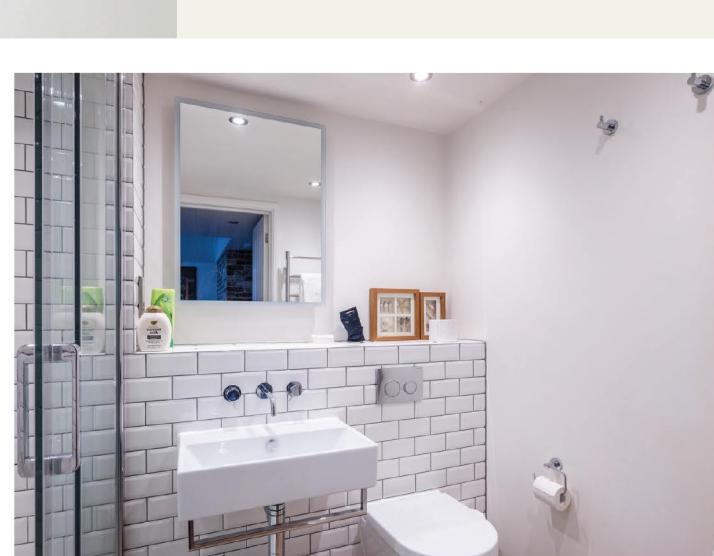
Outside Oasis

Set within the garden is an attached outbuilding that is assimilated into flexible living with current owners using as a guest suite, work from home space and private gym as options

Outside, timber gates lead to a gravel driveway providing parking for several vehicles. Immediately behind the house, a paved terrace is planted with a variety of shrubs and flowering plants and is well suited to outdoor dining.

The gardens are a defining feature, enjoying a southwest aspect, privacy from neighbouring properties and wide expanses of lawn interspersed with established planting. Further seating areas and additional terraces are set within the garden, allowing different spaces to be used throughout the day.

There is also lapsed planning permission for an extension to the front and rear to enlarge the footprint to circa 2,486 sq ft. Planning Ref: DM/22/1309



Out & About

Pondfield Cottages sits in a hidden spot, in the grounds of the Wakehurst Estate off of Selsfield Road in the village of Ardingly, which is one of the premier villages that surround Haywards Heath. A truly unique and seldom available location.

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 well-known 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 Ardingly College, The Royal Botanical Gardens at Wakehurst Place 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'.

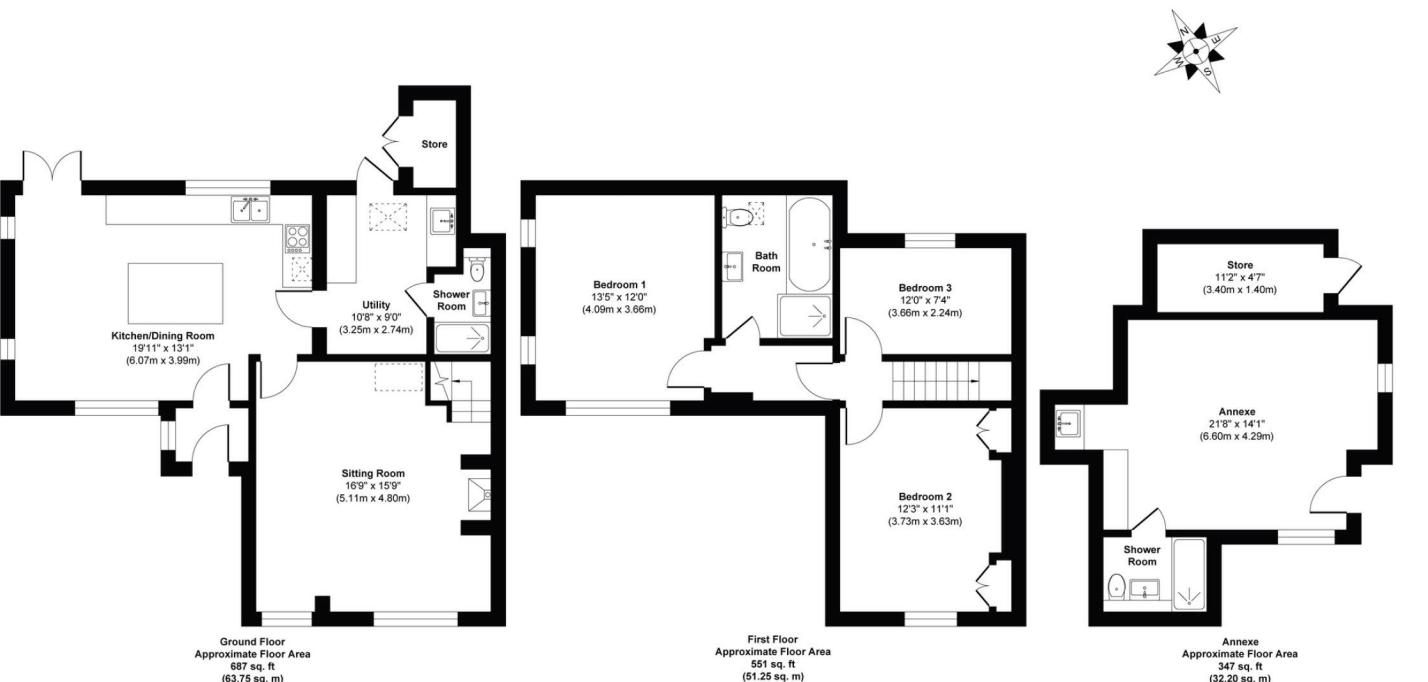


The reservoir offers good walking, sailing, canoeing, windsurfing and fishing.

Although Ardingly has an array of local shops more comprehensive facilities including a mainline station with services to Victoria and London Bridge (in approx 47 mins) and Gatwick International Airport (10 mins) can be found approximately 4 miles distant in Haywards Heath. In fact, the home sits in the "Golden Triangle" for stations, being equidistant to Haywards Heath, East Grinstead and Three Bridges - each providing services to London and Gatwick.



The Finer Details



Approx. Gross Internal Floor Area 1585 sq. ft / 147.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Tenure: Freehold

Title Number: WSX14837

Local Authority: | Mid Sussex District Council

Council Tax Band: E

Plot Size: 0.27 acres total

Services: Oil heating, mains electricity, mains drainage and mains water (none tested).

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



2 Pondfield Cottages
Wakehurst Place
Selsfield Road
Ardingly
West Sussex
RH17 6TN

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