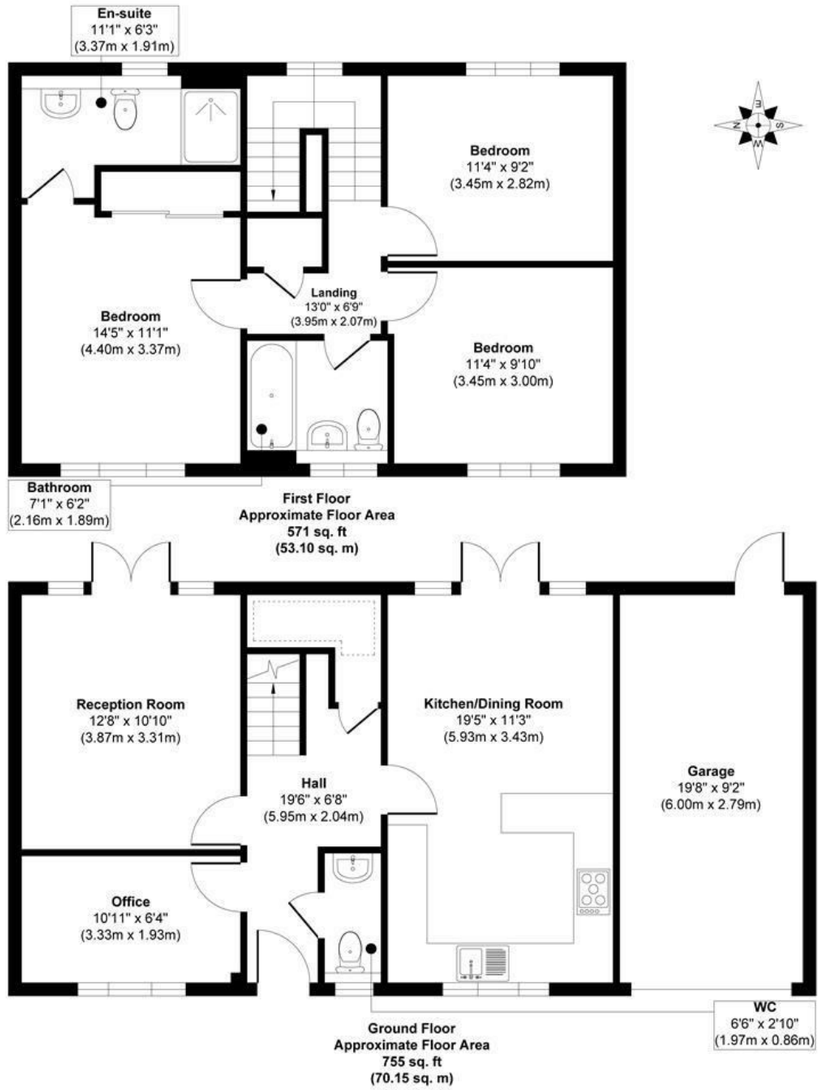
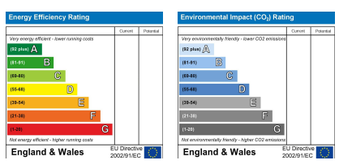


Approx. Gross Internal Floor Area 1326 sq. ft / 123.25 sq. m

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

Produced by Elements Property



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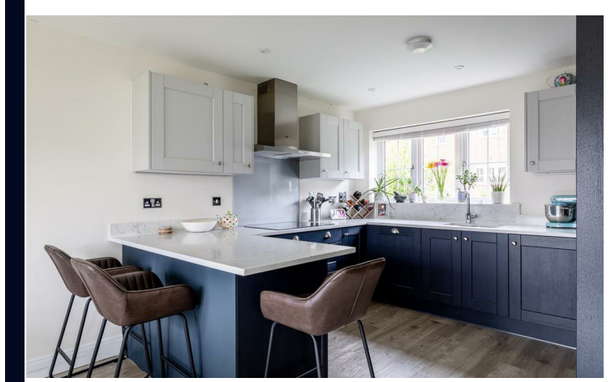
Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



Darling House 2 Walder Close, Bolney, West Sussex, RH17 5SH

Offers Over £600,000 Freehold

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Darling House 2 Walder Close, Bolney, West Sussex, RH17 5SH

Modern countryside home – Attractive three-bedroom detached house built in 2023 by Riverdale Homes, with NHBC warranty, underfloor heating, EV charging point, and excellent energy efficiency.

Stylish interiors – High-spec finish with neutral décor, open-plan kitchen/dining room with granite worktops, island, and fitted appliances, plus French doors to the garden.

Flexible living space – Bright sitting room with terrace access, dedicated study/home office, and a galleried landing leading to three double bedrooms.

Luxury bedrooms & bathrooms – Main bedroom with fitted wardrobes and en-suite, plus a contemporary family bathroom with separate shower cubicle.

Outdoor & location highlights – Generous 40' x 52' garden, oversized garage with storage potential, set in a peaceful village with local amenities, strong community, and excellent commuter links to London, Horsham, Crawley, and the wider motorway network.

Darling House...
Located in the desirable village of Bolney, West Sussex, this attractive three-bedroom detached home combines modern design with countryside charm. Built in 2023 by Riverdale Homes, the property benefits from the remainder of its NHBC warranty, underfloor heating throughout the ground floor, excellent energy efficiency, and an EV charging point—making it an ideal choice for contemporary living. Set within a peaceful, select development, the home is surrounded by beautiful Sussex countryside yet remains close to local amenities and excellent transport links.

Finished to a high specification, the interior is bright and welcoming, with stylish neutral décor throughout. The contemporary open-plan kitchen/dining room is the heart of the home, complete with granite worktops, a feature island, and a full range of fitted appliances. French doors flood the space with light and open directly onto the rear garden, creating a seamless indoor-outdoor flow. The sitting room also enjoys garden views and access to the terrace, while a separate study to the front of the house provides the perfect home office or quiet retreat.

Upstairs, an impressive galleried landing leads to three generous double bedrooms, a family bathroom, and an airing cupboard with mega-flow system. The main bedroom features fitted wardrobes and a luxurious en-suite shower room, complemented by a stylish family bathroom with a separate shower cubicle.

Outside, the property offers a private driveway leading to an oversized single garage with scope for additional storage in the eaves. The garden is a generous size—approximately 40 by 52 feet—mainly laid to lawn with mature planting and a terrace ideal for entertaining.

Further Scope...
We feel there is potential to extend the kitchen and dining area into the garage to create additional reception space or a utility room, providing greater flexibility and functionality. Any such works would, of course, be subject to obtaining the necessary planning permissions and consents.

The Location...
Bolney is a thriving village with a primary school, convenience store, welcoming pubs, and a variety of local sports and leisure clubs that foster a strong sense of community. Nearby towns provide a wider range of shopping, dining, and entertainment options, while the surrounding countryside offers endless opportunities for walking, cycling, and outdoor pursuits.

For commuters, Haywards Heath station is just a 10-minute drive, with direct trains to London Bridge in around 42 minutes and Blackfriars in under an hour. The A23 provides quick access to Crawley, the M23, and the wider motorway network, while Horsham lies just 9 miles away.

This exceptional property offers the perfect balance of rural tranquillity and modern convenience—an ideal home for families and professionals alike.

The Specifics...
Tenure: Freehold
Title Number: TBC
Local Authority: Mid Sussex District Council
Council Tax Band: D
Broadband Speed: Ultrafast Fibre
Road Charge: £346.36

We believe the above information to be correct but recommend intending buyers check personally before exchange of contracts.

NB - Anti Money Laundering
In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.