



HORSTED LANE
DANEHILL

JACKSON-STOPS 

HORSTED LANE, DANEHILL, RH17

GUIDE PRICE £1,075,000

A BEAUTIFULLY PRESENTED, MODERN FAMILY HOME, WITH
VERSATILE ACCOMMODATION, PERFECTLY SUITED FOR MULTI-
GENERATIONAL LIVING.



DESCRIPTION

Bumpkins is a much-loved family home nestled in the highly sought after village of Danehill with views across the Sussex countryside.

The property is laid out over two floors with over 3,900 square feet of accommodation, providing living space for two families or elderly relatives. Entering the bright entrance hall you are led through to the lovely kitchen with a roof lantern, flooding the room with natural light. the kitchen is fitted with an array of wall and base units, electrical appliances and there is ample room for a dining table. Doors lead out of the kitchen to the garden and views beyond. There is a large 21ft sitting room with vaulted ceilings, an open fireplace and wooden flooring throughout.

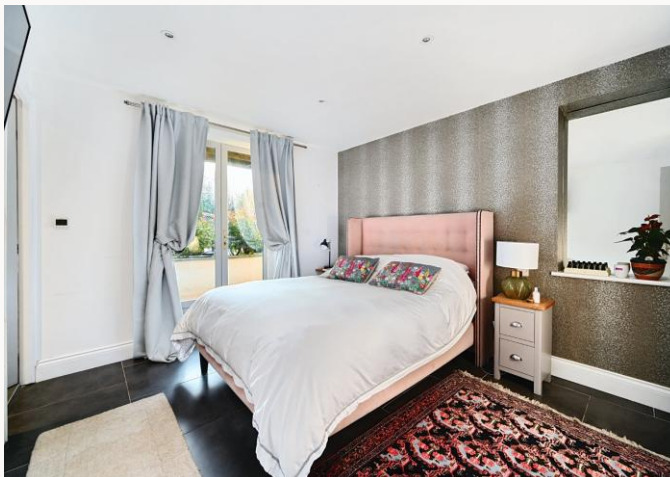
An inner-hall leads to two well-proportioned bedrooms, the principal suite has built-in wardrobes and doors lead out to a patio area and there is a family wet room. In addition, there is a snug and sitting room/library. On the other side of the property is another lovely kitchen / orangery with two sets of doors leading to the front and back gardens. There is a study and snug and on the ground floor are five bedrooms, two with ensuite shower rooms and a family wetroom. The property has a large 43ft cellar ideal for storage.

Outside this delightful property you are welcomed in by two sets of automatic five-bar gates, leading to an expansive in-out driveway and there is ample parking for several vehicles. Both sides of the property provide private independent access to the house with lovely gardens and grounds. There is a paved patio to the first floor offering an ideal space for entertaining and enjoying the views and garden. There is a gated, fenced swimming pool and charming summer house.

Bumpkins is situated on Horsted Lane to the north of Danehill and close to Ashdown Forest in the High Weald Area of Outstanding Natural Beauty and is within easy reach of Danehill primary school and the Coach and Horses pub. Outdoor pursuits include horse riding, golf and walking.

Comprehensive shopping can be found in Haywards Heath (7 miles) and East Grinstead (8.6 miles); further shopping and an excellent range of leisure and entertainment is on offer in the historic market town of Lewes, Tunbridge Wells and Brighton. Mainline rail services run from Haywards Heath to London Bridge/Victoria from 42 minutes.

There are many highly regarded state and independent schools in the area, including Danehill CoFe Primary School and Oathall College, plus Cumnor House, Brambletye, Great Walstead and Ardingly College.



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TOTAL APPROX. FLOOR AREA 3920 SQ.FT. / 364.2 SQ. M

PROPERTY INFORMATION:

Viewing: Only by appointment with Jackson-Stops. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Tax Band: G

Local Authority: Mid-Sussex District Council

EPC: D

Tenure: Freehold

Latitude: 51.032335
Longitude: -0.001802

Horsted Lane, RH17

Approximate Gross Internal Area = 364.1 sq m / 3920 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1266477)

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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