



NORTH LANE, WEST HOATHLY

JACKSON-STOPS 

FOUNTAIN COTTAGE
NORTH LANE
WEST HOATHLY
RH19 4QG

TOTAL GROSS AREA 2987 SQ FT / 277.3 SQ M

A WONDERFUL OPPORTUNITY TO BUY A
GRADE II LISTED VILLAGE HOUSE, IN THE
HIGHLY-SOUGHT AFTER VILLAGE OF WEST
HOATHLY, WEST SUSSEX.



DISTANCES

EAST GRINSTEAD STATION 5.8
MILES

HAYWARDS HEATH STATION 6.4
MILES

TUNBRIDGE WELLS 16.8 MILES

BRIGHTON 26.7 MILES

GATWICK 11.8 MILES (ALL
MILEAGES ARE APPROXIMATE).

KEY FEATURES

- A rare opportunity to buy a beautiful, Grade II listed village house coming to the market for the first time in nearly 40 years
- Four reception rooms
- Kitchen, utility, pantry and cellar
- Four bedrooms, two bathrooms and attic room with south facing window
- Garage, summer house, office and garden store
- A large village plot of circa quarter of an acre with beautiful mature gardens and terraces.

PROPERTY INFORMATION

- Mains water, electricity and drainage. Oil fired central heating.
- EPC Rating Exempt
- Council Tax Band G
- Mid-Sussex District Council
- Viewing: Only by appointment with Jackson-Stops, Lindfield on 01444 484400.



DESCRIPTION

Fountain Cottage, coming to the market for this first time in nearly 40 years, offers an opportunity to create a wonderful family home, in the highly-sought after village of West Hoathly in West Sussex.

The property dates from circa 17th century and boasts many architectural features typical of this period, including oak beams, original brickwork and inglenook fireplaces, cottage windows, oak joinery and ironmongery detail.

The property offers vacant possession and the chance to put your very own stamp on this delightful village house. The property is well-presented throughout and offers well-proportioned accommodation over three floors, plus a dry cellar in the basement.

Currently laid out to provide an open-plan sitting / snug with original inglenook fireplace, a study and a delightful, double- aspect formal dining room with inglenook fireplace. There is a kitchen with pantry leading off it and an oil-fired two oven AGA and breakfast room. To the other end of the ground floor is a downstairs cloakroom and a utility room.

There are two flights of stairs leading to the first and second floors which provide various bedrooms, storage and two bathrooms.

Fountain Cottage is a gem in the heart of a beautiful Sussex village with stunning views around the surrounding countryside .

GARDENS

A particular feature of the property is the generous village plot of circa quarter of an acre. The house sits on the lane to the north of the village with a charming brick-walled front garden with mature planting and formal access to the house through the main porticoed entrance.

To the side is a garage, store and off-street parking, direct access to the utility room and rear garden through a side entrance and gate.

The rear garden is absolutely beautiful, having been planted and designed by the previous owners over many years. It provides a wide stone terrace across the rear of the house, affording lovely views across the garden to the east and south. There are mature shrubs, perennial and herbaceous borders and mature feature rose beds. The gardens are magical and provide various quiet and secluded patio areas for sitting and enjoying the garden.

There is a summer house and a detached office which offer lots of potential subject to the necessary planning consents.





LOCATION

Fountain Cottage is situated on North Lane in the highly sought after village of West Hoathly, West Sussex in the High Weald Area of Outstanding Natural Beauty, on the edge of the Ashdown Forest. The village has a primary school, various village sports clubs, two pubs including the award winning Cat Inn and Gravetye Manor country house hotel with its Michelin-starred restaurant.

East Grinstead is nearby and offers more extensive shopping while there is good access locally to the motorway network. The mainline stations at East Grinstead and Haywards Heath offer direct services to London, Victoria, Blackfriars and London Bridge. The A23 is nearby and offers direct access to the motorway network, Gatwick, Heathrow and the South Coast.

The surrounding countryside provides a vast range of sporting and recreational activities. Glyndebourne, Goodwood, Ardingly Showground and Plumpton Racecourse are all within reach. The local footpaths provide a vast network of stunning walks and there are numerous excellent golf courses nearby. The Ashdown Forest is easily accessible.

There are many highly renowned schools in the area both state and private including West Hoathly CEP school, Michael Hall (Rudolph Steiner), Oathall Community College, Warden Park and Haywards Heath College. The local Prep schools Great Walstead, Cumnor House, Ardingly Prep and Brambletye are superb, as are Ardingly College, Worth Abbey, Hurstpierpoint College, Brighton College and Burgess Hill Girls. A number of private schools offer bus services for students which stop in the village.

DIRECTIONS

[electrode.obtain.drew](#)

LOCAL AUTHORITY

Mid-Sussex District Council





PROPERTY INFORMATION:

Viewing: Strictly 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 before you travel to view the property.



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