

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

HORSESHOES, COLDHARBOUR LANE, NORTH CHAILEY, EAST SUSSEX, BN8 4HJ

ENTRANCE HALL – LOUNGE – SITTING ROOM – DINING ROOM – KITCHEN – UTILITY ROOM

GROUND FLOOR THIRD BEDROOM – GROUND FLOOR BATHROOM – TWO FIRST FLOOR BEDROOMS

FIRST FLOOR CLOAKROOM – LARGE ROOF TERRACE – UPVC DOUBLE GLAZING

OIL FIRED CENTRAL HEATING – DRIVEWAY WITH AMPLE PARKING – GARAGE

LOVELY LAWNED GARDENS – PADDOCK WITH PLANNING PERMISSION FOR STABLE BLOCK

IN ALL APPROX. 2 ACRES



GUIDE PRICE .. £575,000 .. FREEHOLD

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should not: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

01444 235665
20 Station Road
Burgess Hill
West Sussex RH15 9DJ

01444 456431
5 Muster Green
Haywards Heath
West Sussex RH16 4AP

01444 417600
The Nook, High Street
Cuckfield
West Sussex RH17 5JZ

01825 722288
The Green
Newick
East Sussex BN8 4LA

01825 760770
212 High Street
Uckfield
East Sussex TN22 1RD

01273 843377
29 Keymer Road
Hassocks
West Sussex BN6 8AB

01293 533333
39 High Street
Crawley
West Sussex RH10 1BQ

HORSESHOES, COLDHARBOUR LANE, NORTH CHAILEY, EAST SUSSEX, BN8 4HJ

DESCRIPTION

'Horseshoes' is a delightful chalet style property located at the end of a country lane and set in superb grounds including a paddock, in all approaching two acres. The property enjoys a pleasant country atmosphere without isolation within this popular village which boasts the lovely extensive areas of the Chailey Common Nature Reserve and excellent access to Haywards Heath. The accommodation provides on the ground floor an entrance hall with turning staircase to the first floor, a good sized lounge with French doors onto the garden, a separate sitting room with inglenook style fireplace, a dining room, a 14' x 13' kitchen with range cooker, dishwasher, fridge and freezer, a utility room, a ground floor third bedroom and a ground floor bathroom. On the first floor there is a cloakroom and two good sized bedrooms, one of which benefits from a large roof terrace from which the lovely garden views can be enjoyed to the full. Further benefits include oil fired central heating, uPVC double glazing, driveway with ample parking. 'Horseshoes' is set in superb lawned gardens which sweep round the property, to the side of which is a paddock with planning permission for an 'L' shaped stable block. In all the plot is approaching 2 acres.

LOCATION

The property is located at the end of a quiet lane forming part of the village of North Chailey. Within the village is a general store, an inn, garage and sports/social club whilst other traditional village facilities can be found at Newick (approximately one and half miles) where there is a selection of shops including a pharmacy and bakery, a modern medical centre, church and primary school. There is also a primary school at Chailey Green with a secondary school at South Chailey. The nearby Chailey Common Nature Reserve is interspersed with bridleways and footpaths linking with the neighbouring districts and villages. Haywards Heath town centre is approximately 6 miles to the west where there is a more extensive range of shops, stores, leisure facilities, schools and a mainline railway station which offers fast and regular commuter services to London (Victoria/London Bridge about 47 minutes) and Brighton. **DIRECTIONS** If approaching North Chailey from the west on the A272 cross over the two mini roundabouts by the petrol station heading towards Newick and after a few hundred yards the first left turn is Hazeldene Lane and the second left turn is Coldharbour Lane. Go down Coldharbour Lane slowly over the 'sleeping policemen' and 'Horseshoes' can be found at the bottom on the left.

The accommodation with approximate room measurements comprises:

UPVC double glazed front door leading to

ENTRANCE HALL radiator, turning staircase leading to first floor, understairs storage cupboard.

LOUNGE 25' max. x 11' narrowing to 8' an irregular shaped room with uPVC double glazed French doors and windows leading onto and overlooking the gardens, further uPVC double glazed window to front with 'L' shaped window seat, radiator.

SITTING ROOM 21'4 x 11' brick inglenook style fireplace with open fire, uPVC double glazed windows to rear and side overlooking the gardens, radiator, doorway back to hallway and doorway to

DINING ROOM 9'5 x 8'4 uPVC double glazed window to rear and uPVC double glazed door to side, radiator, archway to

KITCHEN 14' x 13'2 fitted with a range of white moulded fronted kitchen units at eye and base level with roll edge work surface area, inset single drainer sink unit with mixer tap, integral dishwasher, range cooker, integral fridge and freezer, uPVC double glazed doors and window to rear, radiator, inset downlighters, door back to hallway and door to

UTILITY ROOM 8'6 x 8'6 floor mounted oil fired boiler, eye level cupboards, space for further appliances including space and plumbing for washing machine, uPVC double glazed window to rear and door to rear, airing cupboard housing lagged hot water cylinder with slatted shelving over.

BEDROOM 3 10' x 10' uPVC double glazed window to front, radiator, exposed wooden flooring.

GROUND FLOOR BATHROOM fitted with white suite comprising bath with ornate mixer tap and shower attachment, tiled surrounds and splashbacks, pedestal wash hand basin, low level w.c., opaque uPVC double glazed windows to front and side, radiator.

FIRST FLOOR

Small **LANDING** with access to loft space.

CLOAKROOM with low level w.c., uPVC double glazed window to side.

BEDROOM 1 15'11 max. x 13'3 range of built-in wardrobe cupboards with further storage above, two radiators, wash hand basin set in own vanitory unit, uPVC double glazed window to side, uPVC double glazed window to rear and door leading to

ROOF TERRACE with balustrade enjoying views over the gardens.

BEDROOM 2 14'9 x 11' uPVC double glazed window to front, radiator, access to eaves storage areas.

OUTSIDE

The property is approached by a wooden five bar gate leading onto an extensive tarmacadam **DRIVEWAY** and parking area with space for several cars. This driveway leads on to a single **GARAGE** with up and over door.

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THE PADDOCK AND GROUNDS The property occupies a delightful plot, mainly laid to lawn which flows around the property, the majority being to the side and rear. The grounds are interspersed by several mature trees and shrubs with hedged and fenced boundaries. Two storage sheds. Oil tank.

To the side of the property is a **PADDOCK** which has had planning permission for an 'L' shaped stable block.

IN ALL THE PLOT MEASURES APPROX. 2 ACRES.

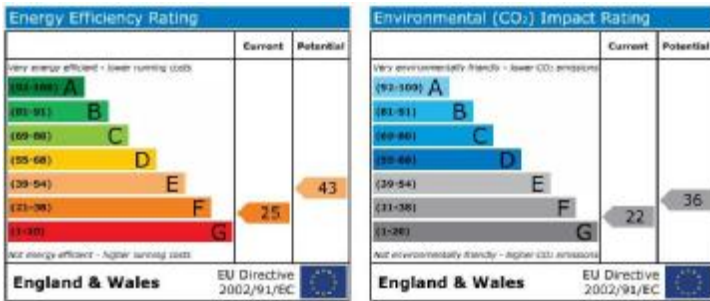
Private drainage.

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

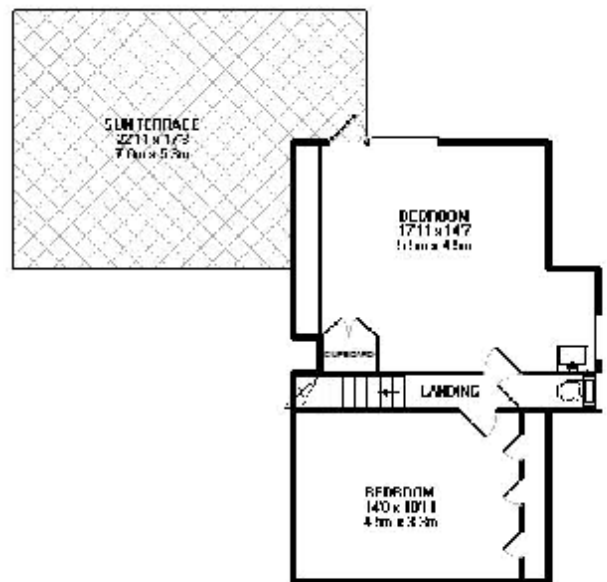
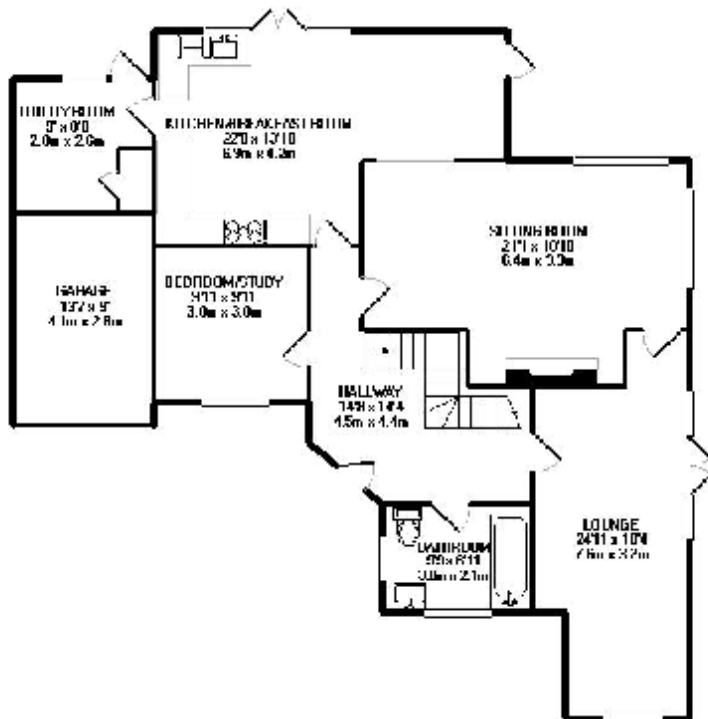
NEWICK OFFICE OPENING HOURS MONDAY TO SATURDAY 9.00 AM TO 5.00PM

HAYWARDS HEATH OFFICE SUNDAY 10.00 AM TO 1.00 PM

www.mansellmctaggart.co.uk www.rightmove.co.uk www.primelocation.com



NW001100(MD 593)



GROUND FLOOR
 APPROX. TOTAL AREA 223.4 (935.1 SF)
 TOTAL APPROX. FLOOR AREA 184.5 (748.9 SF)

When using agents, it is their responsibility to ensure the accuracy of the floor plan. Contractors, architects, surveyors, valuers, etc. are not responsible for any errors or omissions. This plan is illustrative only and should not be used as a basis for any legal proceedings. The actual dimensions of the property may vary from those shown on the plan. © Mansell McTaggart 2008

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