



Beaconsfield Road, Chelwood Gate, RH17

£392,000 Freehold

**MANSELL  
McTAGGART**  
Trusted since 1947

# *in brief...*

- SEMI DETACHED COTTAGE
- DATING FROM VICTORIAN ERA
- CHARACTER INTERIOR
- POPULAR VILLAGE LOCATION
- CLOSE TO ASHDOWN FOREST

- CONVENIENT FOR HAYWARDS HEATH
- 2 BEDROOMS, BATHROOM
- SITTING ROOM, KITCHEN/BREAKFAST ROOM
- CAR PORT AND PARKING
- GARDENS TO FRONT AND REAR



## *in more detail...*

The house stands in the centre of this sought after Forest village and comprises a two storey SEMI DETACHED COTTAGE built during the Victorian period.

Standing on a reasonably wide plot the house has space to extend to the side subject to the necessary planning consents from the local authority, Wealden District Council.

The property is presented in good decorative order throughout.

Internally there are two bedrooms and a bathroom on the first floor. Downstairs there is a sitting room with fireplace located at the front of the house, and a kitchen/breakfast room to the rear.

Outside is a large carport and driveway for parking.

The front has a pleasant garden with a gate through to the rear garden which is attractively laid out with a patio area and a lawned area with mature hedges.

Also within the rear garden is a detached studio/workshop with light and power.

Council Tax Band: D

EPC Rating: tbc



## *outside and the location...*

Standing in a rural setting in the popular village of Chelwood Gate the property is ideally located for access to the Ashdown Forest with its 6,400 acres of heath/woodland for dog walking and riding (by permit), and its varied range of animal and bird wildlife. This delightful hamlet stands on the East/West Sussex border. The property occupies an east facing plot with a westerly rear aspect.

The nearby villages of Nutley, Danehill and Forest Row provide a varied range of local shops, specialist stores, restaurants, cafes, and inns.

Further more extensive shopping/sports/leisure amenities are available in the towns of Haywards Heath, Crawley, East Grinstead, Uckfield, Crowborough and Tunbridge Wells all within a radius of fifteen miles together with rail services to London. Gatwick Airport/Station and the M23 motorway are within twenty miles.

Schools are well represented in the area with a wide range of both state and private schools available within a twenty mile radius including Cumnor House, Brambletye, Ashdown House, Sackville and Michael Hall Schools, together with a number of primary schools.

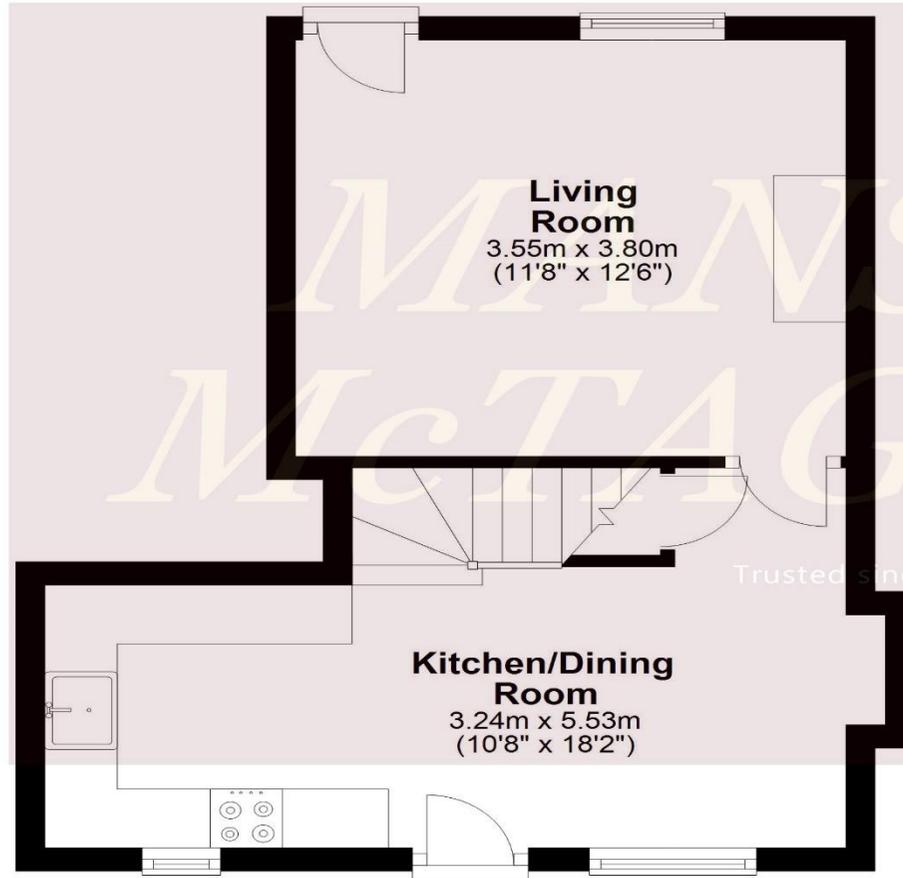
Places of interest closeby include the Bluebell steam railway, Sheffield Park and Wakehurst Place gardens.

Sports arenas in the Sussex/Kent/Surrey area include Brands Hatch motor racing circuit, Lingfield Park and Brighton racecourses, East Sussex National Golf Club and sailing and sailing/angling at Weirwood Reservoir.

Please check google maps for exact distances and travel times (property postcode: RH17 7JU)

## Ground Floor

Approx. 29.9 sq. metres (321.6 sq. feet)



## First Floor

Approx. 26.3 sq. metres (283.4 sq. feet)



Total area: approx. 56.2 sq. metres (605.1 sq. feet)

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