



2 The Cottage

Slaugham, Nr. Haywards Heath, West Sussex

H.J. BURT
Chartered Surveyors : Estate Agents





2 The Cottage

Slaugham, Nr. Haywards Heath, West Sussex RH17 6AQ

Guide Price £585,000 - £615,000 Freehold

- Enchanting Grade II Listed semi-detached cottage with lovely garden in desirable semi-rural village.
- Beautifully renovated & extended accommodation of great character combining a great twist between period and modern comforts.
- Entrance hall, cloakroom/utility room, kitchen/dining room with Aga, sitting room with fireplace. Double bedroom 1, twin bedroom 2, modern bath/shower room.
- Glorious South-West facing landscaped garden overlooking and backing onto neighbouring countryside.
- Private driveway & detached garage/studio office building. Garden outhouse & former piggery with great potential for renovation to home office/studio (subject to any consents).

Description

An enchanting semi-detached Grade II Listed period cottage believed to date from the 19th Century and comprehensively renovated and extended by the current vendors within the last 10 years to offer delightful accommodation creating a wonderful twist between period and modern. The accommodation is of great character with part exposed beams and brick walls, plus inglenook fireplace to the sitting room, balanced by the comforts of modern day living including LPGas central heating and hardwired IT/broadband inside and out, plus modern kitchen, utility/cloaks room and luxury bath/shower room. The owners have paid careful attention to detail to original features which have been further enhanced by using reclaimed traditional materials for joinery and fixings and including for the number of fitted cupboards, shelves and display recesses.

Approached from the **private gravel driveway** past an area of front garden enclosed by a mellow brick wall with small area of lawn and mixed beds and rose climber at the front of the cottage, stone steps lead to the stable type front door into the South and West facing **entrance hall** with tiled floor with underfloor heating and side oak topped bench. An adjacent **utility room** is fitted with a granite worktop with Belfast sink with swan neck mixer tap and points below for washing machine and dryer and

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adjacent fitted coat rack and oak shelves for boots and shoes and further hatch cupboards over, plus door to **cloakroom** with w.c. and extractor and oak shelved storage cupboard to one side. The pretty **kitchen/dining room** faces South and West and enjoys lovely outlook down the garden and beyond and includes a continuation of the tiled floor with underfloor heating and with a mixture of exposed or painted wood beams and feature exposed period brickwork to one wall and exposed timbers. The range of fitted kitchen units incorporate granite worktops over with twin Belfast sink with mixer tap, integrated Bosch dishwasher and dustbin drawer, deep pan drawers, part wall tiling, point for larder fridge/freezer, light blue LPGas fired Aga, shelved larder cupboard, understairs cupboard, further shelved recesses including for wine racks and additional utility cupboard including controls for underfloor heating.

A door leads to the garden and adjacent studio and a separate door to the **sitting room** facing East. This is a truly atmospheric room with oak floorboards, exposed beams and exposed period brick wall and timbers to one side, fine inglenook fireplace housing Stovax wood burning stove with shelved cupboard to one side. To the other side of the room is a discreet recessed oak topped desk area making best use of the space and with similar reclaimed traditional materials continuing through the cottage including to a shelved display recess at the side of the stairs rising to the first floor **landing** with access to under eaves cupboard and stripped and polished wooden doors with hand wrought iron latches and furniture including leading to **double bedroom one**. This is another really atmospheric room with oak floor, exposed beams and brickwork to one wall with fireplace, range of fitted cupboards with hanging and shelving space and pretty outlook to the street to the front. The **modern bath/shower room** faces South and is beautifully fitted with bath with side mixer taps, contrasting wall tiling and wood effect finished floor tiling and large walk-in shower, heated towel rail, w.c and wash hand basin. From the landing, a door to a staircase rises to the double aspect **second floor twin bedroom** with comprehensive range of eaves storage cupboards and fitted shelved wardrobe to one end.



Outside, from the street the property is approached over its own private gravel driveway with parking for two average size cars and in front of the timber weather bordered and tiled roof **outbuilding** which has been utilised as **insulated studio space** with French windows overlooking and leading out to the garden and with power, light and internet connection. The **large garden** which gently slopes to the South-West is a real delight and including upper part terraced seating area adjoining the cottage and children's play area with dappled shade from a mature yew tree and thence leading past a former privy/garden store with raised vegetable beds to one side and to the other free range chicken run area. The garden includes an automated watering system to the beds and the lawn and to the Western end of the garden is semi-lapidated **former piggery building which is considered to offer great scope** (subject to any necessary consents) for creating an excellent home office/occasional studio guest space with lovely outlook over neighbouring countryside or back up the garden to the pretty period cottage.



Location

The cottage occupies an excellent location at the end of Slaughtam's small street of very pretty and desirable, mainly period, cottages and houses in a non-isolated, yet unspoilt and accessible semi-rural location. Slaughtam includes the Heritage fine dining restaurant by Matt Gillan (who has held a Michelin star and 4 AA rosettes) and, to the South end, the 12th & 13th C. Grade II* Listed St. Mary's parish church. Local facilities may be found at Handcross within 2 miles or Cuckfield within 4.75 miles and a comprehensive range of shops, trades, recreational and other facilities may be found at the old market town of Haywards Heath (also with mainline railway station) within 6.25 miles, or Crawley, a similar distance to the North and with Three Bridges also offering a fast railway service to London Victoria and London Bridge. The old market town of Horsham is within 7 miles and offers similar facilities and mainline station, whilst nearby, the rural small village of Warnignlid includes a 'Good' Ofsted rated primary school within 1.75 miles.

Slightly further afield, Gatwick Airport is within 11.75 miles and the cosmopolitan coastal city of Brighton with its extensive range of shopping, recreational and other facilities is within 18 miles. There are a good range of both state and independent schools in the area as well as public footpaths.

Information

Photos & particulars prepared 2021 & revised May 2022 (ref RBA). Council Tax Band 'B'. Mains water and electricity are connected. Mains drainage. LPGas fired central heating with underfloor heating to the ground floor and radiators above. Title number WSX266544.

Sporting & Recreation

Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at Singing Hills at Albourne and at Pyecombe, Devils Dyke, Worthing, Horsham, West Chiltington & Pulborough. Polo at Cowdray Park and Knepp Castle. Equestrian events at Hickstead, Pyecombe, Ardingly and Warnham. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Brighton and Chichester. Opera at Glyndebourne.

Directions: The property may be found at the top end of the no-through street in Slaughtam on the left hand side with parking outside the cottage.

Viewing: Strictly by appointment with H.J. Burt's **Steining** Office: **01903 879488**
steining@hjburt.co.uk **www.hjburt.co.uk**

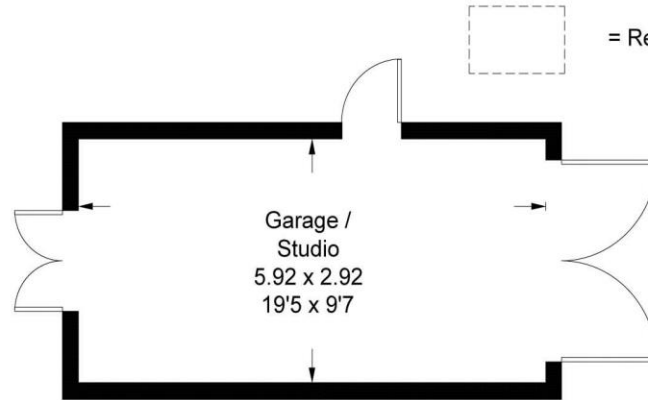


Slaugham, RH17

Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft
(Including Eaves)

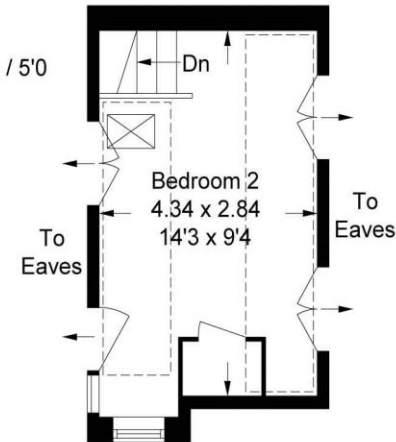
Garage = 17.1 sq m / 184 sq ft

Total = 115.8 sq m / 1246 sq ft

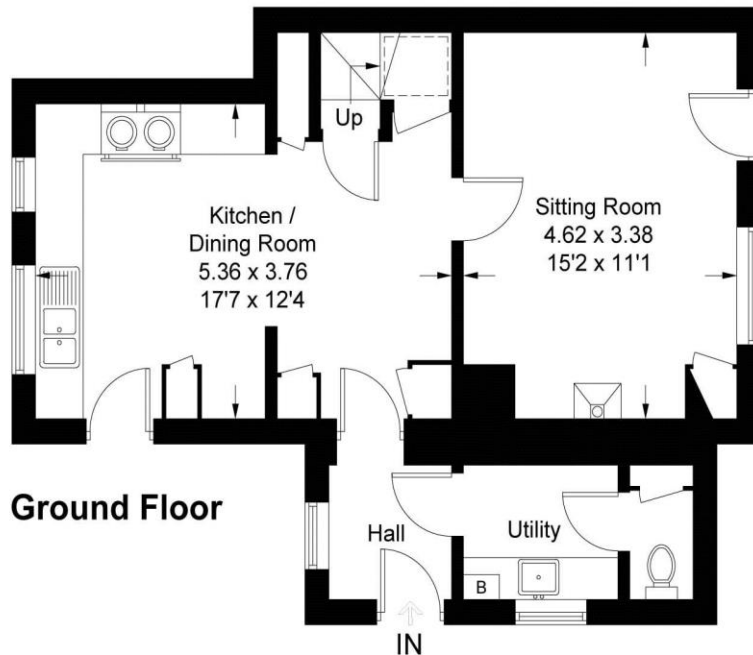


(Not Shown In Actual Location / Orientation)

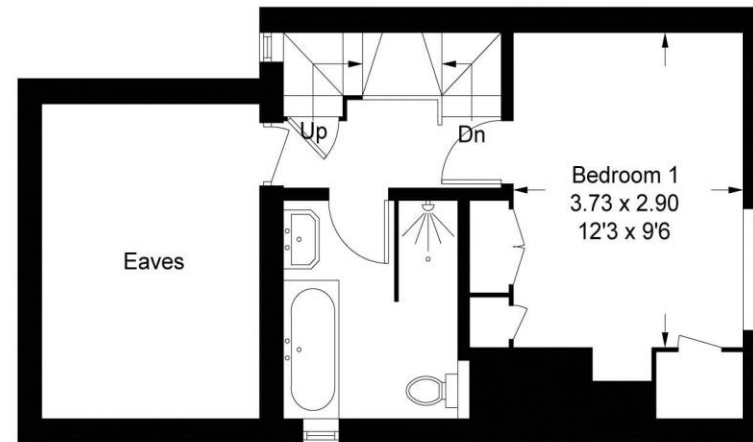
= Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor



First Floor

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2021.(ID763195)



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