



Lucas Farm, Birchgrove Road, Horsted Keynes
Haywards Heath

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BNP PARIBAS GROUP 

Lucas Farm, Birchgrove Road, Horsted Keynes Haywards Heath RH17 7BL

A fine Grade II Listed farmhouse with beautiful character features, granary, stables, 6 car garage and 24.76 acres of lovely pasture land.

Haywards Heath mainline station 5.0 miles (45 minutes to London Victoria), Haywards Heath town centre 5.2 miles, M23 (Jct 11) 14.0 miles, Gatwick Airport 15.0 miles

Drawing area | Sitting room | Snug | Dining area | Kitchen/breakfast area | Pantry | Utility/cloakroom | Family area | Principal bedroom with dressing area & en suite bathroom | 3 Further bedrooms | Study area | Family bathroom | Triple garage | Barns & stables | Greenhouse | Stores | Gardens & grounds 24.76 acres

The property

A former cattle farm, Lucas Farm is a splendid Grade II Listed house full of character and includes several outbuildings, as well as extensive grounds. The property offers four bedrooms and plenty of original details, such as impressive open fireplaces and exposed timber beams throughout.

The ground floor has comfortable, flexible living space with several areas in which to relax or entertain. The main reception room is the sitting room with its dual aspect, including French doors opening to the gardens, as well as the brick-built open fireplace. There is also a light and airy snug overlooking the rear gardens, with French doors and a skylight overhead, as well as a dining area and drawing area, divided by vertical timbers and featuring a striking inglenook fireplace. The kitchen and breakfast area across the back of the house has wooden fitted units to base and wall level, a split butler

sink and integrated appliances, as well as space for a breakfast table.

The first floor landing has a family area and access to three double bedrooms, including the principal bedroom with its dressing area and en suite bathroom. There is also a family bathroom on the first floor, with the second floor featuring a 28ft attic room, which can be used as a further bedroom and a study area.

Outside

The house is set in attractive gardens and features extensive grounds for grazing livestock or for use as equine facilities. The outbuildings include a large barn, a stables block and several stores, as well as a large garaging block. At the entrance, gates open onto the gravel driveway, which provides plenty of parking space and access to the garage and other outbuildings. The gardens at the front, side and rear provide extensive lawns, border shrubs and hedgerows and various mature trees, while beyond the gardens there is 22 acres of open paddocks and grazing pastures.

Location

The property is situated in the charming village of Horsted Keynes, surrounded by beautiful rolling countryside and within easy reach of the bustling town of Haywards Heath. The village has several everyday amenities, including a village shop, a local pub, a village hall and a primary school, while Haywards Heath, five miles to the southwest, offers a variety of high street shops and supermarkets, as well as a choice of restaurants, bars and cafés. Further schooling is available in the surrounding villages, and in Haywards Heath, including the independent Cumnor House School, Greenfields School, Great Walstead School and Ardingley College. Haywards Heath's mainline station provides regular services to London Victoria, taking around 45 minutes, with local road connections including a network of A-roads and the M23 within 15 miles. The area is renowned for its natural beauty, with the Ashdown Forest nearby, as well as easy access to the South

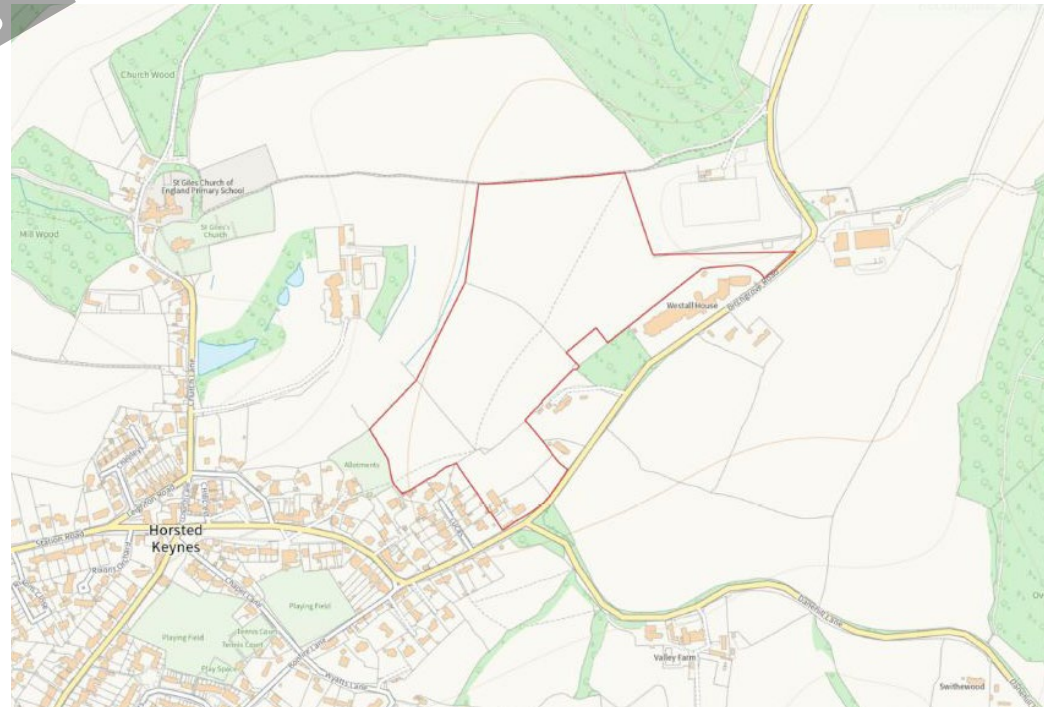






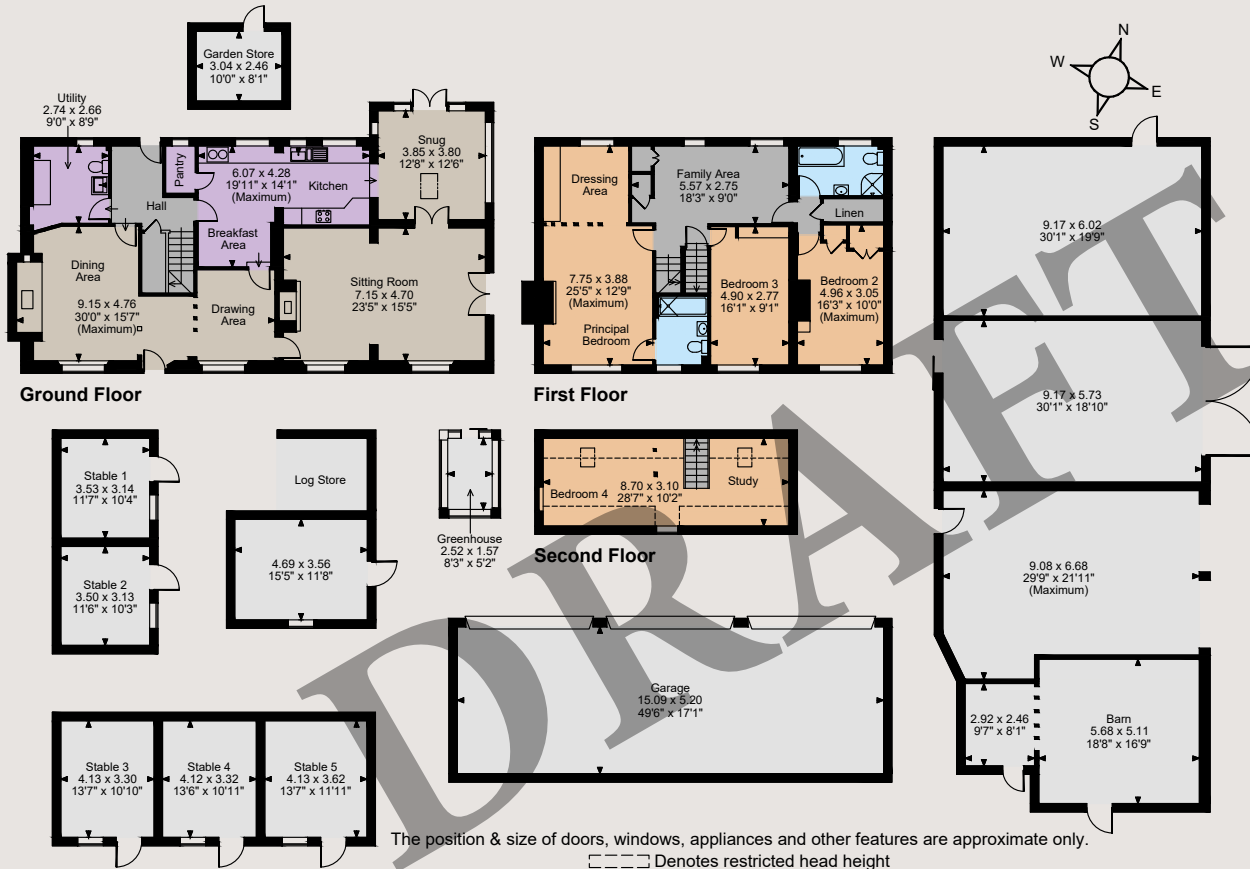






Floorplans

Main House internal area 2,545 sq ft (236 sq m)
 Garage internal area 845 sq ft (78 sq m)
 Outbuildings internal area 3,238 sq ft (301 sq m)
 Total internal area 6,628 sq ft (616 sq m)
 For identification purposes only.



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Directions

What3Words: ///daydream.gliding.viewers

General

Local Authority: Mid Sussex Council
Services: All mains services.
Council Tax: Band F
Tenure: Freehold
Guide Price: £1,950,000

Overage

The property will be sold subject to overage on the land. Further details are available from the selling agent.

Lewes

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