



**College Road
Ardingly, RH17 6TY**

**Guide Price
£600,000 to £630,000**

**01444 474447
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**Residential sales, lettings,
land and new homes.**

PROPERTY

Tenure: Freehold

Offered to the market with NO ONWARD CHAIN, this charming detached home is nestled in the sought-after village of Ardingly, combining space, versatility, and an enviable location.

A generous family home with immense potential for extension (subject to planning permission), the property already benefits from a spacious open-plan layout, three to four bedrooms, and a modern garden office-ideal for remote work or creative pursuits. The kitchen, bathed in natural light through a picturesque garden-facing window, presents an exciting opportunity to expand further, creating a seamless and sociable space perfect for family gatherings. The reception room, beautifully finished with wood flooring, provides a welcoming, open-plan living area, framed by large windows that offer serene views of the front garden. With direct access to the private rear garden, the home effortlessly blends indoor and outdoor living, ideal for entertaining or simply unwinding in a tranquil setting. Whether you're a growing family seeking space and convenience or a downsizer looking for a peaceful village retreat, this exceptional home offers the perfect balance of comfort and opportunity.

OUTSIDE

The front of the property features a spacious driveway, offering ample off-street parking, alongside a generous front garden. Lush lawns, mature trees, and well-established shrubs create a private and inviting oasis, enhancing the property's kerb appeal. At the rear, a beautifully landscaped garden boasts a contemporary decked area, ideal for outdoor entertaining, as well as a large lawn that provides a versatile

space for relaxation and recreation. A modern garden room adds further flexibility, perfect for use as a stylish home office, creative studio, or additional storage.

LOCATION

Nestled in the picturesque Mid Sussex countryside, Ardingly is a charming village that offers a perfect blend of rural tranquillity and modern convenience. Located within the High Weald Area of Outstanding Natural Beauty, the village boasts stunning landscapes, historic buildings, and a vibrant community. Ardingly is home to excellent educational facilities, including the prestigious Ardingly College and St. Peter's C.E. Primary School, both known for their strong academic programs and welcoming environments. The village also benefits from easy access to nearby schools in Haywards Heath and surrounding areas. For leisure and outdoor enthusiasts, Ardingly Reservoir provides opportunities for sailing, fishing, and scenic walks. The South of England Showground hosts a variety of events throughout the year, including agricultural shows, antiques fairs, and garden exhibitions. Local amenities include a post office, village hall, shops, and traditional pubs, ensuring residents have everything they need within easy reach. With excellent transport links, Ardingly is just a short drive from Haywards Heath, offering direct train services to London, Brighton, and Gatwick Airport. Whether you're looking for a peaceful countryside retreat or a well-connected home, Ardingly is a truly special place to live.





Buses

0.2 miles



Shops

0.3 miles



Trains

Haywards Heath
3.4 miles



Airport

Gatwick
13.6 miles



Roads

M23
8.5 miles



Sport & Leisure

Ardingly Reservoir
1.6 mile walk



Rental Income

£2.400 pcm



Schools

St Peter's C.E Primary
Ardingly College



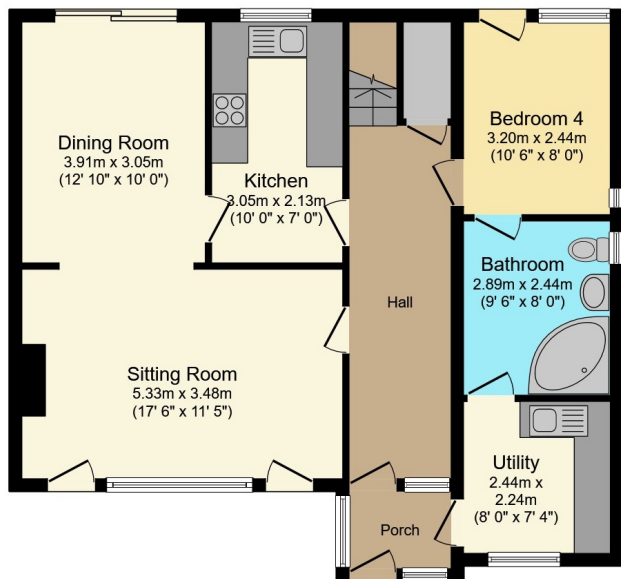
Broadband

Up to 80 Mbps

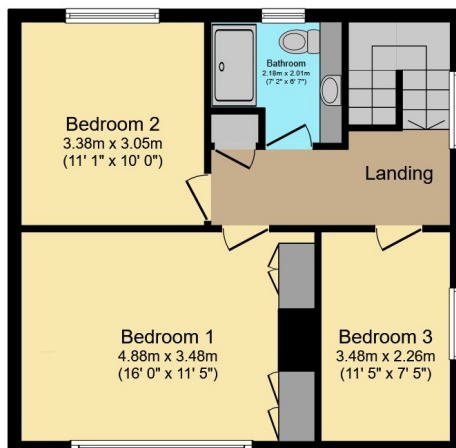


Council Tax

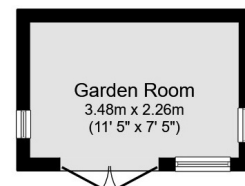
Band F



Ground Floor



First Floor



Outbuilding

Map Location



Total Approximate Floor Area

1,478 sq ft / 137 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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