



**Ashcroft, Rose Cottage Lane,
Staplefield, RH17 6EP**

**Guide Price
£700,000 - £750,000**

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PROPERTY - Beautifully positioned overlooking open fields and countryside, this individual three-bedroom detached home offers a rare opportunity to enjoy a quintessential country lifestyle in the sought-after village of Staplefield. Just a short stroll from St Mark's Church and Primary School, the village green, and two acclaimed pub-restaurants, the property combines the best of peaceful rural living with an active village community. Originally built in the 1970s and thoughtfully remodelled over the years, the house blends traditional character with modern comfort. Constructed of cavity brick with attractive part-tiled elevations, it features bright and well-proportioned accommodation, enhanced by double glazing and oil-fired central heating throughout. The spacious, triple-aspect living room extends to around 18'3" and features an open fireplace-perfect for cosy evenings. The kitchen opens seamlessly into a light-filled conservatory, offering a delightful space for relaxed dining or entertaining with views over the garden. A further reception room offers flexibility as a dining room, study or playroom and has potential to be knocked into the kitchen space to create a fabulous kitchen/family room. Upstairs, three generous double bedrooms all benefit from built-in wardrobes, complemented by a large bath/shower room.

OUTSIDE - The home offers ample driveway parking, an adjoining garage, and well-kept gardens to the front, side, and rear, including a private patio ideal for al fresco dining.

LOCATION - Occupying an attractive position on the picturesque Common at the corner of Rose Cottage Lane and Brantridge Lane, this charming property enjoys a peaceful rural outlook to the front and far-reaching countryside views from the first floor at the rear. Both Cuckfield and Handcross are approximately five minutes' drive away, offering a range of everyday amenities including shops, cafés, a medical centre, and specialist retailers. The nearby town of Haywards Heath, about 5.5 miles distant, provides comprehensive shopping facilities, supermarkets, banks, a sixth form college, and a leisure centre. Excellent transport links are close at hand, with the A23 just a five-minute drive to the northwest, connecting to Brighton, London, Gatwick Airport, and the M25. Beautiful open countryside can be accessed directly from the doorstep, with numerous public footpaths offering superb walking opportunities.

Tenure - Freehold





Buses

11 mins
walk



Shops

1.8 miles



Trains

Haywards Heath
5.2 miles



Airport

Gatwick
13.6 miles



Roads

M23
4.3 miles



Sport & Leisure

Dolphin Leisure centre
5.1 miles



Rental Income

£2000 pcm



Schools

St Marks C of E
0.4 miles



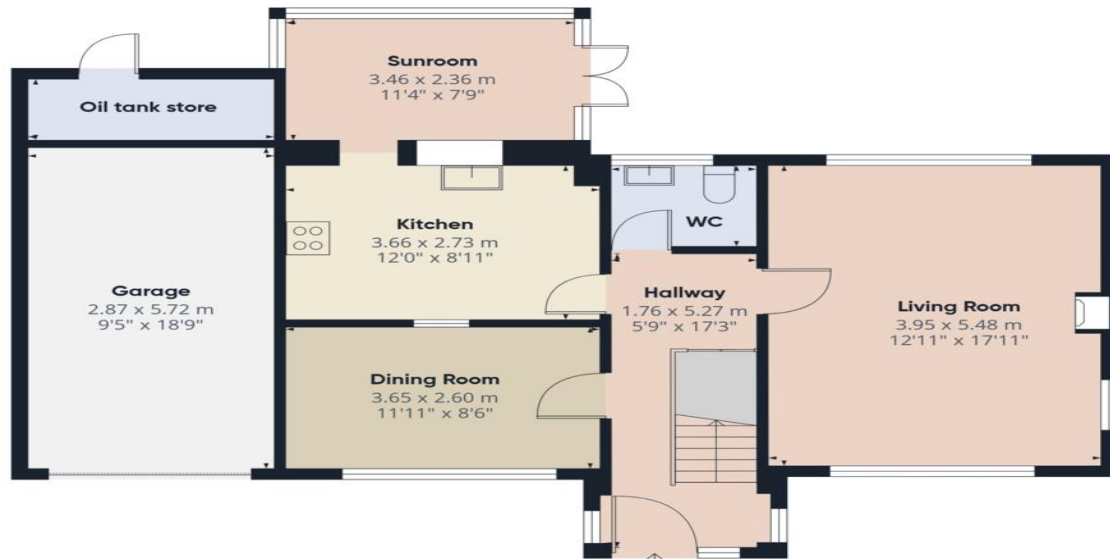
Broadband

Up to
1800 Mbps



Council Tax

Band
F



Ground Floor



Floor 1

Map Location



Total Approximate Floor Area

132.9 sq m / 1430 sq ft

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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.

