

Oak Cottage  
The Street, Warninglid, West Sussex



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& Parker

Land and property. Since 1885.

A picture-perfect, quintessentially Grade II Listed period cottage with exposed timber framing and exceptional character, set within a highly desirable and well-regarded West Sussex village setting.

**Property**

Oak Cottage is an enchanting period home dating from the 17th century or earlier, offering an abundance of character, historic charm and architectural interest. Featuring traditional tile-hung and brick elevations beneath a pitched roof, the property offers nearly 1,350 sq ft of well-presented accommodation, complemented by a range of useful outbuildings. Throughout, many original features have been retained, including exposed timber framing, latch-and-brace doors, and herringbone brick flooring.

The welcoming reception hall leads into a highly atmospheric sitting room, defined by a heavily beamed ceiling and a magnificent inglenook fireplace with a wood-burning stove. Flowing from the historic core of the house is a dining room and orangery, flooded with natural light from a roof lantern and opening via French doors to the garden, creating a strong indoor-outdoor connection. Adjoining this is the country-style kitchen with terracotta tiled flooring and fitted shaker-style cabinetry, wooden work surfaces, and a striking green range cooker. A well-proportioned ground-floor double bedroom and a family bathroom complete the accommodation on this level.

To the first floor, there are two characterful double bedrooms, both enjoy vaulted ceilings and exposed timber beams, with the principal bedroom further enhanced by an exposed brick fireplace.



**Outside**

The property is approached via a pretty picket gate with well-stocked borders. The picturesque rear garden is particularly private, featuring a stone-paved terrace ideal for al fresco dining and entertaining. Beyond this lies an ornamental pond, mature planting, and a lawn shaded by a mature weeping willow. The property is further complemented by excellent outbuildings, including a timber-clad home office, a substantial garage/store, accessed from a driveway to the side of the property and a charming summer house.

**Location**

Warninglid is a well-regarded Sussex village set within attractive countryside, offering a peaceful rural setting with convenient connections. Local amenities include a traditional village pub, while nearby Cuckfield and Bolney provide everyday facilities. The larger towns of Haywards Heath, Burgess Hill and Horsham offer comprehensive shopping, leisure and dining options. The region is particularly well served by independent schools, including Ardingly College, Hurstpierpoint College, Handcross Park School and Burgess Hill Girls, with further highly regarded options such as Brighton College within reach.

Haywards Heath railway station provides regular fast services to London Victoria and London Bridge, making the area popular with commuters. Road connections are excellent, with the A23/M23 providing direct access to Brighton, Gatwick Airport and the M25, placing London and the south coast within easy reach.

Postcode region: RH17

**General**

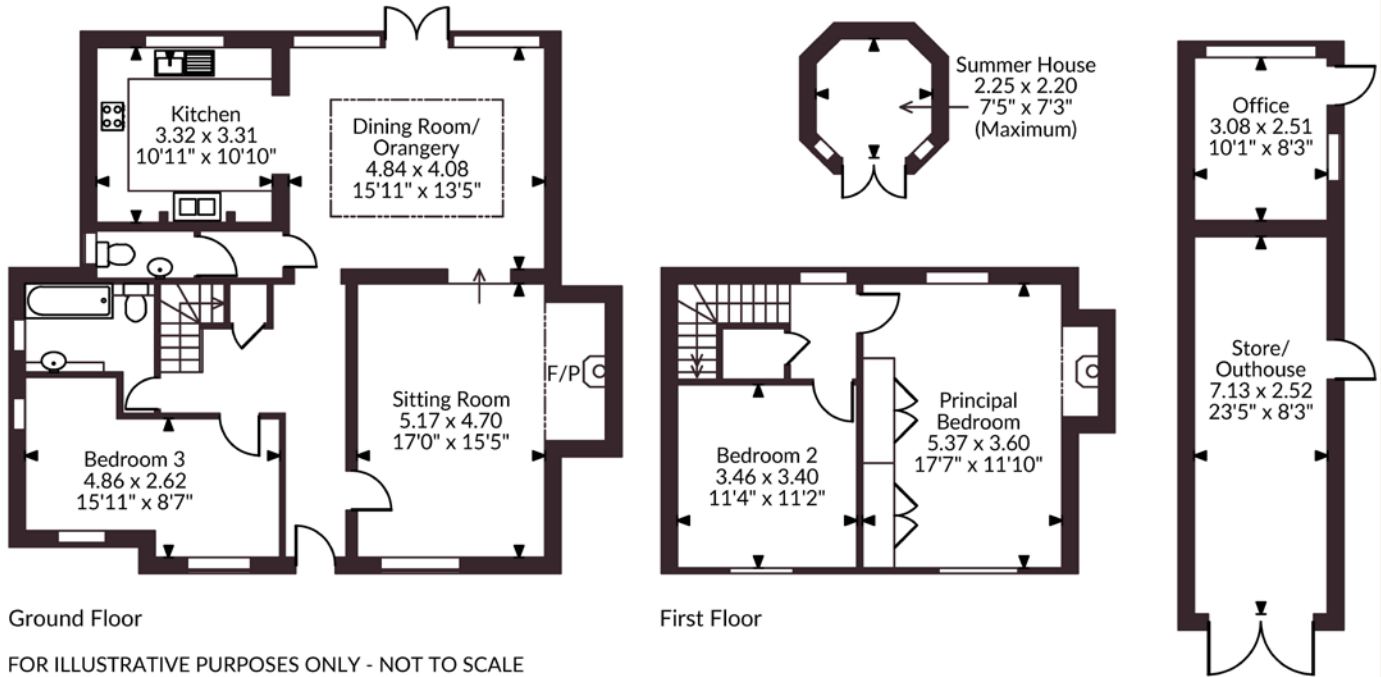
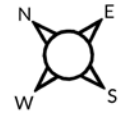
Local Authority: Mid Sussex District Council  
 Services: Mains water, electricity and drainage. Oil fired heating  
 Council Tax: Band G  
 EPC Rating: TBC  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**1,342 sq ft (125 sq m)**  
**2 reception rooms**  
**3 bedrooms**  
**1 bathroom**  
**Home office & outbuildings**  
**Garage/store | Garden**  
**Village | Freehold**

**Guide price £825,000**



Oak Cottage, The Street, Warninglid, Haywards Heath  
 Main House internal area 1,342 sq ft (125 sq m)  
 Store/Outhouse, Office & Summer House internal area 334 sq ft (31 sq m)  
 Total internal area 1,676 sq ft (156 sq m)



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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