



LILYFORD
HOMES



Old Rawson Hall Bolney, West Sussex

Beautifully restored 19th Century Hall and two new cottages in the grounds

In the area



The development is situated at the top of 'The Street' in the popular and attractive village of Bolney. The historic village boasts a post office, primary school, local pub, a new village hall and a historic church. Bolney has a renowned vineyard estate and two busy horticultural nurseries, all the facilities are within walking distance as are numerous public footpaths with access to fields and woodland nearby.

The village is close to the towns of Haywards Heath, Burgess Hill and Horsham which provide an excellent range of shopping and recreational facilities.

Rawson Hall has excellent access to the nearby A23 and is just 40 miles from central London. With the stations at Haywards Heath and Burgess Hill around 6 miles away, Brighton, Gatwick and London are expedient destinations.

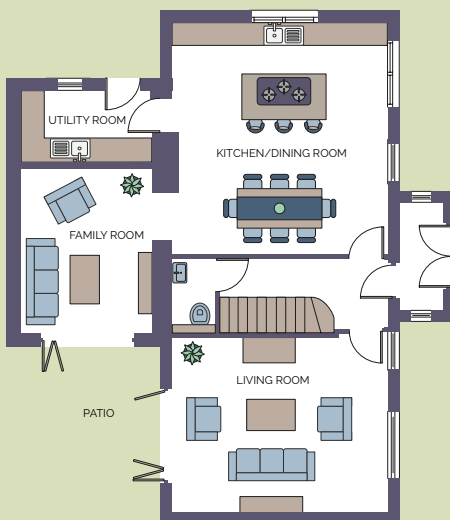
Old Rawson Hall



A newly converted and refurbished 3-bedroom house. Lovingly converted and restored whilst incorporating high specification finish and a spacious internal layout.

Old Rawson Hall is a conversion of the much loved old village hall in Bolney. Carefully thought out design including complementary extension provides a 3-bedroom semi-detached house offering spacious accommodation in a wonderful setting. The property will benefit from a completely new installation of all electrical, plumbing and heating and modern insulation providing a home with a historic past.

The property benefits from an attractive landscaped garden including a paved patio area laid out to provide a perfect space for dining or entertaining. A paved pathway around the property will provide access from front to back.



Ground Floor



First Floor

Ground Floor

Kitchen/Dining Room	5.28m x 5.77m	17'4" x 18'11"
Family Room	4.22m x 3.36m	13'10" x 11'0"
Living Room	5.28m x 4.70m	17'4" x 15'5"

First Floor

Master Bedroom	4.72m x 5.77m	15'6" x 18'11"
Bedroom 2	4.72m x 4.70m	15'6" x 15'5"
Bedroom 3	3.36m x 3.43m	11'0" x 11'3"

Property Information

Approx. Gross Internal Floor Area:

1,846 ft² / 171.5 m²

Post Code: RH17 5PG

Services: Mains electricity, water and public sewer connections.

Local Authority: Mid Sussex District Council

Tax Band: TBC G

Tenure: Freehold

The Cottages

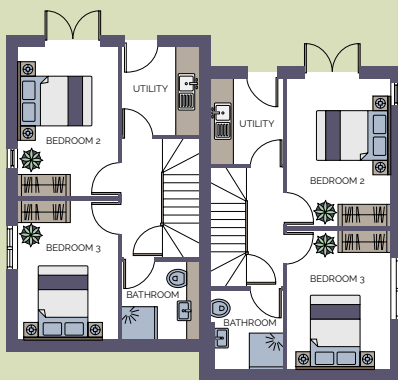


Two new 3-bedroom semi-detached houses. Designed with beautiful traditional elevations whilst incorporating highly efficient modern construction with generous internal accommodation.

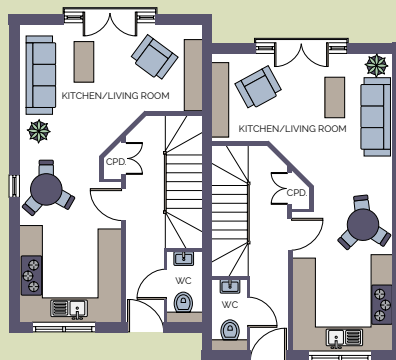
Plots 2 and 3 Rawson Hall are 3-bedroom semi-detached houses. Designed to reflect a traditional West Sussex style but with modern, energy efficient construction.

The properties will be built of brick and stone with clay tile hanging and tiled roofs. They benefit from a shared driveway with allocated parking spaces.

The properties will have attractive landscaped gardens, a paved patio area laid out to provide a perfect space for dining or entertaining. A pathway around the property will provide access from front to back.



Lower Ground Floor



Ground Floor

Lower Ground Floor

Bedroom 2	2.63m x 3.33m	8'8" x 10'11"
Bedroom 3	2.63m x 3.04m	8'8" x 10'0"

Ground Floor

Kitchen/Living Room	4.85m x 7.96m	15'11" x 26'1" max
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First Floor

Master Bedroom	4.85m x 4.43m	15'11" x 14'6"
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Property Information

Approx. Gross Internal Floor Area:

1,216 ft² / 113 m²

Post Code: RH17 5PG

Services: Mains electricity, water and public sewer connections.

Local Authority: Mid Sussex District Council

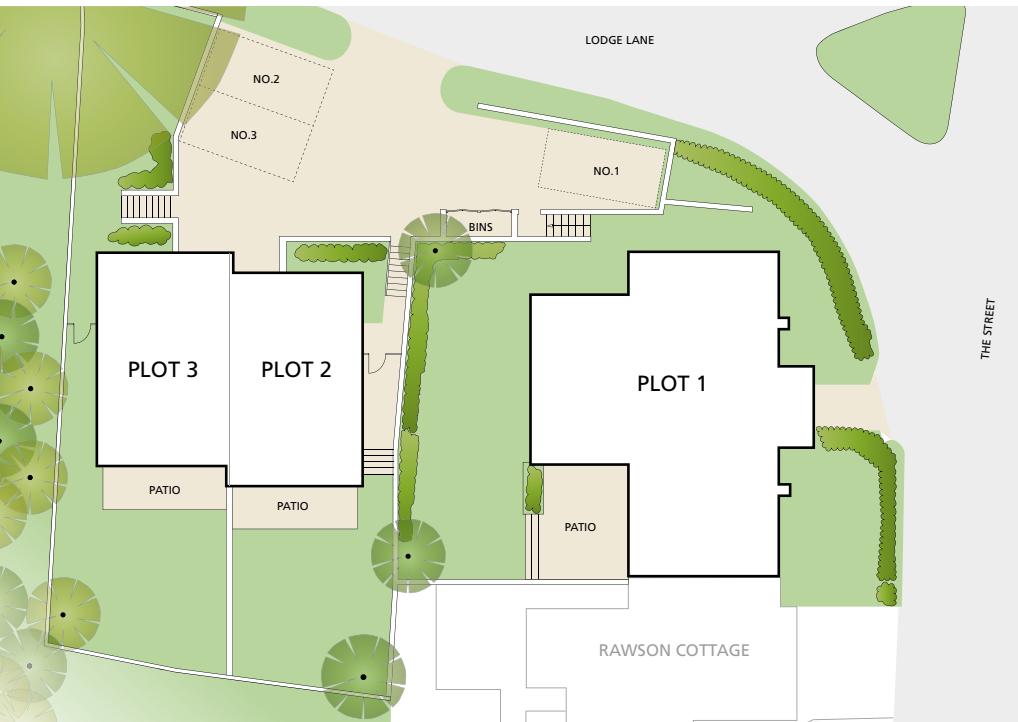
Tax Band: TBC G

Tenure: Freehold



First Floor

Specification & Features



Features

- 10-year structural warranty
- High efficiency, low energy design
- Air source heat pump heating system (The Cottages)
- Kitchen/dining/living room at raised level with South facing full height glazed doors and Juliet balcony (The Cottages)
- Two large reception rooms with bi-folding doors to paved external area (Old Rawson Hall)
- Fitted utility room with access to garden
- Master bedroom with en-suite shower room & dressing area
- 2 further double bedrooms
- Family bathroom
- Landscaped garden
- Shared driveway & allocated parking

Specification

- Brand new bespoke and intuitively designed fitted kitchen
- USB power charging sockets
- Integrated appliances
- Wide stainless steel five zone induction hob
- Large format porcelain flooring (Old Rawson Hall)
- Engineered oak flooring
- Fully finished timber windows & doors with high efficiency glazing system and enhanced security multipoint locking systems
- Comprehensive electrical & television wiring throughout including data cabling
- High efficiency air source heat pump heating & pressurised hot water system
- High specification bathrooms featuring quality sanitaryware, low profile shower screens, chrome fittings and controls

Location



Directions

The mainline station at Haywards Heath provides fast access to London Bridge and Victoria (approx. 45 mins). The A23 is just a couple of minutes away linking London and Brighton and giving easy access to Gatwick Airport.

By Road

Haywards Heath	5.4 miles
Burgess Hill	6.2 miles
Horsham	10.3 miles
Brighton	14.2 miles
London	40 miles

By Train

Haywards Heath to London	49 minutes
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Old Rawson Hall

The Street,
Bolney
RH17 5PG



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www.lilyford.co.uk