

PARTRIDGE FARM, BOLNEY CHAPEL LANE, TWINEHAM, WEST SUSSEX, RH17 5NG



A charming 4 bedroom detached Grade II listed period farmhouse occupying a glorious 6.55-acre plot situated in an idyllic semi-rural location along a private lane between Bolney and Twineham, conveniently situated for highly regarded schools and road access onto the A/M23.

- Impressive 6.55-acre secluded plot including private well screened gardens, ponds and paddock
- Private tucked away location enjoying peace and tranquillity
- 6.5 miles to Haywards Heath railway station and easy road access onto A/M23
- Conveniently situated for numerous highly regarded schools and nurseries
- Internal area 2377 sq. ft. Scope for enlargement (STPP)
- Scope for modernisation / refurbishment
- Versatile living accommodation together with generous room sizes and twin staircase
- Impressive sitting room with Inglenook fireplace
- Potential for equestrian facilities / proximity to Hickstead
- Oil fired central heating to radiators
- Long private driveway with private parking for several vehicles
- Detached double garage (19'9 x 16'6) Scope for conversion (STPP)
- Situated off quite country lane away from busy main roads.
- Outstanding countryside views – Beautiful orchard
- Wealth of original charm and character throughout
- Council Tax Band: G





A beautiful Grade II listed timber framed period residence occupying a secluded private plot of approx. 6.55 acres conveniently situated within an edge of village semi-rural location close to the highly sought after Twineham Primary School and road access onto the A/M23. Built in the late sixteenth century as a two-bay square pegged oak framed house, there would originally have been no first floor and indeed when the first floor was later added it would have almost certainly have been thatched. This truly unique, characterful family home offers a wealth of original features throughout including an Inglenook fireplace, stone flooring, exposed wall, ceiling and floor timbers, old plank doors and leaded light casement windows. The farmhouse has been lovingly cared for and enjoyed by the current owners who have happily resided in the property for the past 16 years, who are now looking to downsize.

The versatile accommodation (2377 sq. ft.) offers generous room sizes and briefly comprises: an entrance lobby, 22' double aspect drawing room with fireplace and double doors to patio and garden, 22' double aspect dining/ family room with fireplace and 2nd staircase to first floor, 16' sitting room leading into to a long utility room with walk in pantry and access to rear gardens. Leading off the utility room there is a useful cloak/ bathroom and a bespoke farmhouse kitchen / breakfast room fitted with an extensive range of fitted base cupboards, drawers and wooden work surfaces, paved flooring, ample appliance space, integrated oven, hob, and AGA and space for breakfast table and chairs. Stairs from the sitting room lead up to the first floor landing which provides access to four well-proportioned bedrooms, a family bathroom and separate shower room. Further stairs lead from one side of the landing up to a 12' attic room/ potential bedroom 5 / guest room.

The property offers considerable scope to extend and/or to redevelop the garage to provide a self-contained annexe if required (STPP).

Outside

The farmhouse is approached via a private gated access with long sweeping driveway providing parking for several vehicles leading down to the front of the house. To the left of the driveway there is a timber double garage (19'9 x 16'6) originally an old cart hovel and timer framed summer house. (scope for conversion STPP). Total Area of Outbuildings (323 sq. ft.)

The gardens and grounds are a feature of the property and enjoy a high degree of privacy and seclusion. There is, in fact, something on offer for all the family to enjoy with landscaped and hidden gardens, a beautiful productive orchard, stone terrace, numerous mature specimen trees, and wide variety of plants, flowers and shrubs. natural ponds and enclosed paddock and fields beyond. There is abundant wildlife with deer grazing in the fields most days, barn owls, woodpeckers and nightingales are all frequent visitors.

There is ample scope to add stabling / equestrian facilities if required Overall plot size of 6.55 acres

LOCATION

Partridge Farm occupies a pleasant and private position situated off Bolney Chapel Road within the small hamlet village known as Twineham (with its highly regarded primary school) being surrounded by open countryside interspersed by footpaths and bridleways linking with neighbouring districts including Bolney and Hickstead (renowned for its All England Show Jumping Ground). There is also a public house, restaurant and service station/store for basic daily needs. The property is conveniently situated for the A/M23 giving fast vehicle access to Brighton, Gatwick Airport, London, M25 network and surrounding areas. Mainline railway stations can be found at Hassocks, Burgess Hill and Haywards Heath (Victoria/London Bridge 47 mins). A comprehensive range of shopping facilities, stores, schools and mainline station can be found at Burgess Hill (approx. 4 miles) or Haywards Heath (approx. 6 miles).

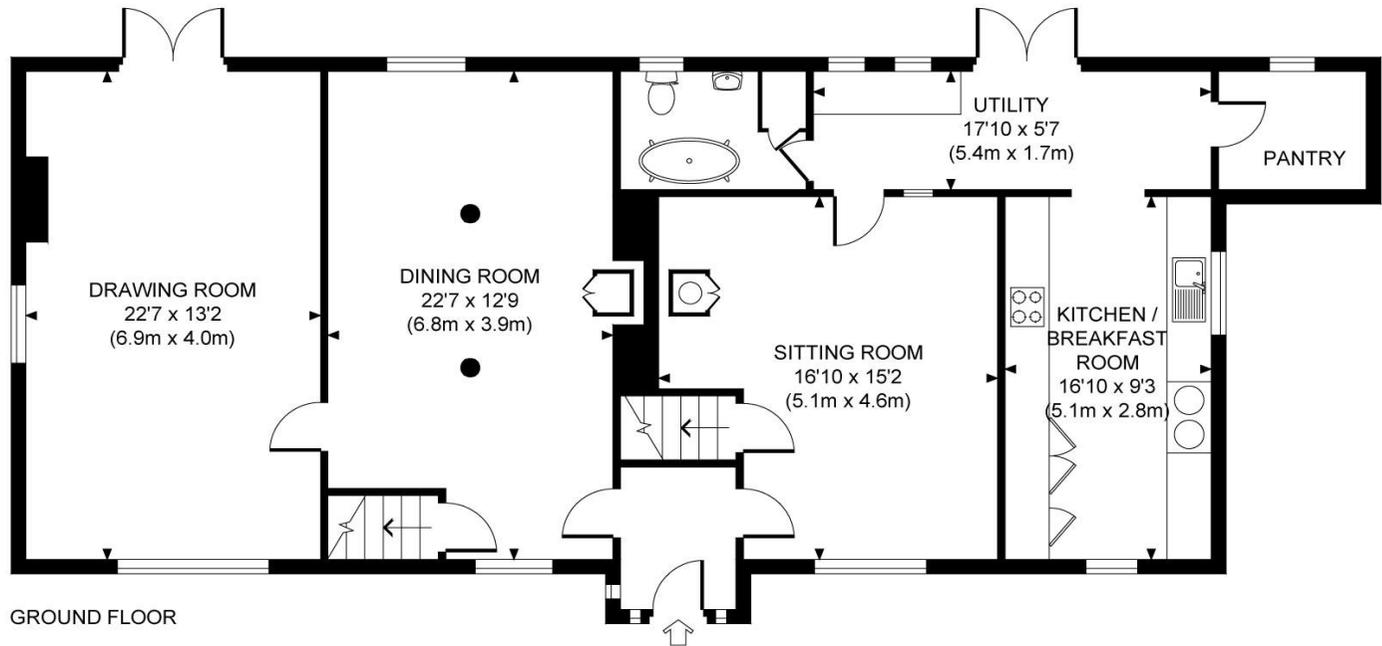
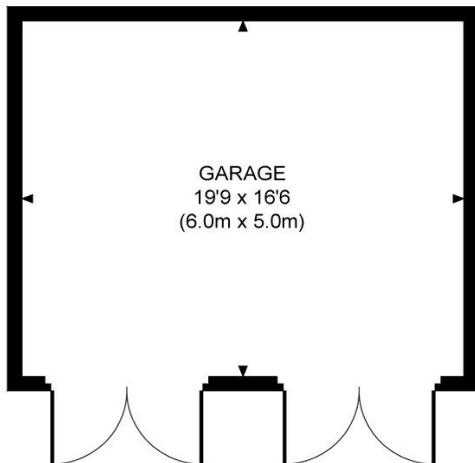
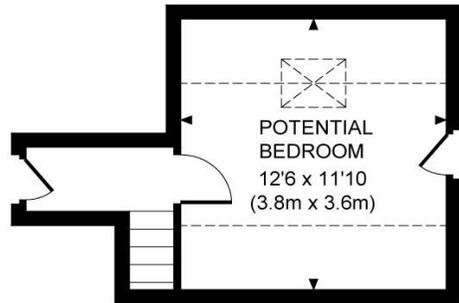
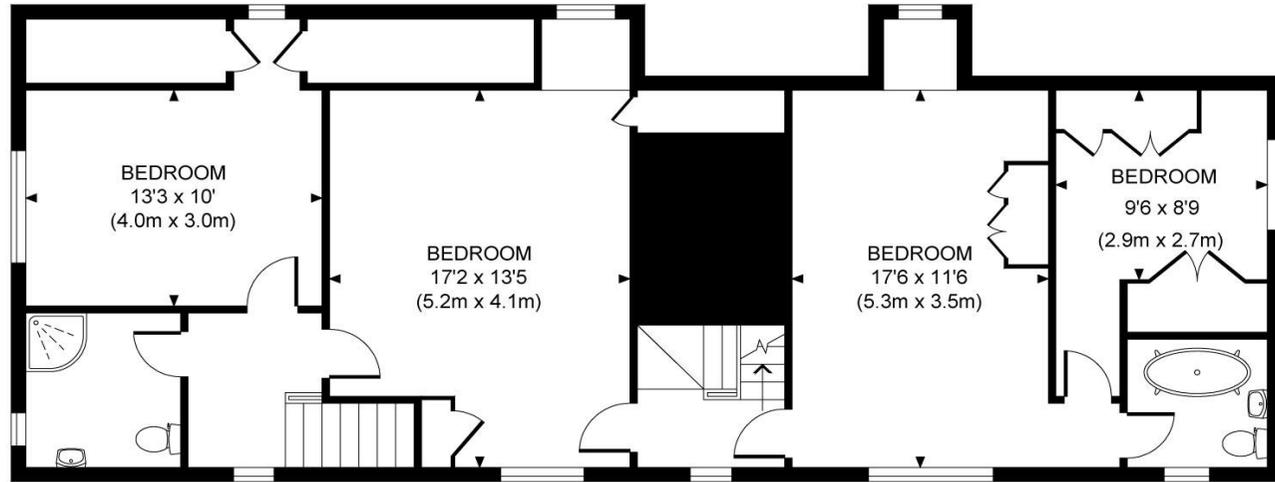
DIRECTIONS

Upon leaving the A23 at Bolney, proceed in a westerly direction along the A272 towards Cowfold. Turn left after half a mile (approx.) into Bolney Chapel Road (signposted Twineham); proceed along this country lane for just under 1.5 miles where the entrance to the property can be found on the right-hand side for individual directions please contact the Cuckfield Office on 01444 417600.





Approximate Gross Internal Area
2377 sq ft / 220.8 sq m
Approximate Gross Internal Area Outbuildings
323 sq ft / 30.0 sq m





More details from Mansell McTaggart...

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