



CHART HOUSE, 35 LEWES ROAD, HAYWARDS HEATH, WEST SUSSEX, RH17 7SY

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947

An individual 7000 sq ft two storey mansion built by the present owner to exacting standards occupying a secluded plot on the town's outskirts.

- Sussex Heritage Trust Award received in 2013 – Area of Outstanding Natural Beauty.
- Built to 2016 Building Regulations, re. Energy Savings EPC: B
- Brick and tile construction with stone work to enhance the visual effect.
- Block and beam floors and ceilings. Bespoke roof construction.
- All heating by geothermal/ground source heat pump – 3 Phase installed (3 bore holes 125m deep)
- Water bore hole 60m deep also installed for garden watering system.
- All underfloor heating to both floors from heat pump with emergency back up gas fired boiler installed as standby.
- 3 solar heating panels installed and concealed on recessed flat roof for hot water and towel rails (and swimming pool in the summer)
- Solar PVC installed on flat recessed roof to produce free electric which can be sold back to the Grid if not used.
- Air Recovery System.
- Independent air conditioning in kitchen, master bedroom, second bedroom and gym.
- LED ceiling and wall lights (dimmer switches in most rooms to give mood lighting sound system including radio/CD system) and LED lighting to garden.
- Emergency lighting system throughout.
- Triple glazed windows with high security locking system.
- Sound system in most rooms (iPhone/computer linked)
- Video security outside and from the front gates – accessed via mobile phone.
- Alarm system throughout including fire and smoke detection with separate alarm system to garages.
- 3 remote controlled insulated garage doors.
- Garage designed for larger cars with an electric charger point installed in central garage.
- Outside heated swimming pool with electric insulated cover and controlled LED coloured lighting.
- Gardener's WC/shower room with heating.
- Lift between floors (4 people) – 3 Phase installed and suitable for wheelchair access.
- Bathrooms designed and fitted by West One Bathrooms of Mayfair, London.







## Chart House

An individual 7000 ft. eco house built in recent years to exacting standards by the present owner occupying a secluded 1 acre (approx.) plot on the town's outskirts. The property includes every conceivable extra with no expense spared on both the external and internal finish to include state of the art electrical, green energy heating, security and audio systems, a lift, not to mention the landscaping and impressive gated entrance. The majority of the oak joinery throughout the house has been made by 'Conquest' with the central reception hall being the masterpiece with its grand staircase and galleried landing above by 'Sussex Oak'. Most rooms have fitted cabinets, furniture and wardrobes and the master bedroom has a walk-in dressing room that should satisfy even the most 'fashion conscious' owner.

The ground floor accommodation is arranged around an impressive reception hall and includes two impressive living rooms with fireplaces, a dining room, gym/studio, a fully fitted media room/study and separate plant rooms for the electrical and solar hot water/heating systems. The West Wing is arranged as the kitchen/living area and comprises

a beautifully made kitchen fitted by 'Designers Choice' in Hassocks with modern units, granite worktops and a full range of high end integrated appliances to include a 3 oven Aga, walk-in pantry and a utility room. The kitchen leads through to an octagonal shaped additional living area with vaulted ceiling and doors out to the south facing terrace and swimming pool.

The first floor accommodation has a galleried landing above the main reception hall and an additional lounge area which also has a gallery looking into the secondary hallway below and a tall arched south facing glazed panel overlooking the gardens. There are six bedrooms all with en-suite facilities and all have bespoke oak fitted furniture and wardrobes.

### The Gardens and Grounds

Chart House has an impressive brick wall and railings along the front boundary and a pillared entrance with electric iron gates and video entry system. A long driveway with lighting leads down the eastern side of the plot to a circular parking area in front of the main entrance to the house with additional pillars leading through to a

parking compound and the triple garage block. The gardens, like the house, were a complete blank canvas and have been beautifully laid out and now matured to provide almost complete privacy. The main gardens are located on the south side of the house with a large terrace including the heated swimming pool and lead onto the grounds which are mainly laid to lawn.

Our Director's comment: "In 30 years as an estate agent locally I have seen some impressive homes but I have never seen a new house built to such a standard with such well proportioned rooms over just two storeys. I know of many of the homes the current owners have previously owned, enlarged and refurbished and I admire their attention to detail which is clearly evident in Chart House. As an engineer, he knows what he wants and certainly knows how to do it. There are far too many features to mention to this outstanding home which can only be appreciated with a fully guided tour." Jaime Wallden, Senior Director.









## Location:

Chart House is located within the Lewes Road conservation area on the south/eastern outskirts of Haywards Heath close to countryside and within a short stroll of a country pub. The town has several highly regarded local schools and the surrounding district is well served by some of the counties excellent independent schools including Great Walstead (prep); Cumnor House (prep), Burgess Hill Girls, Ardingly College and Worth. These and several other excellent schools, including Brighton College, Roedean, Lancing College and Bedes, all run a school bus service with pick up points close by.

The town centre is about 1.5 miles distant where there is an extensive range of shops, stores including Marks and Spencers, Waitrose and Sainsbury's and a good range of restaurants, cafes and bars in the fashionable Broadway. The neighbouring village of Lindfield has a picturesque tree-lined High Street, landmark duckpond and a traditional range of shops, boutiques, pubs and restaurants. Other nearby towns with good shopping and leisure facilities include Brighton, Tunbridge Wells, Lewes, Horsham and Crawley.

## Travel:

**Road:** The A/M23 London to Brighton motorway is about 6.5 miles to the west at Bolney linking with the M25. (M25 junction 7 - 24 miles).

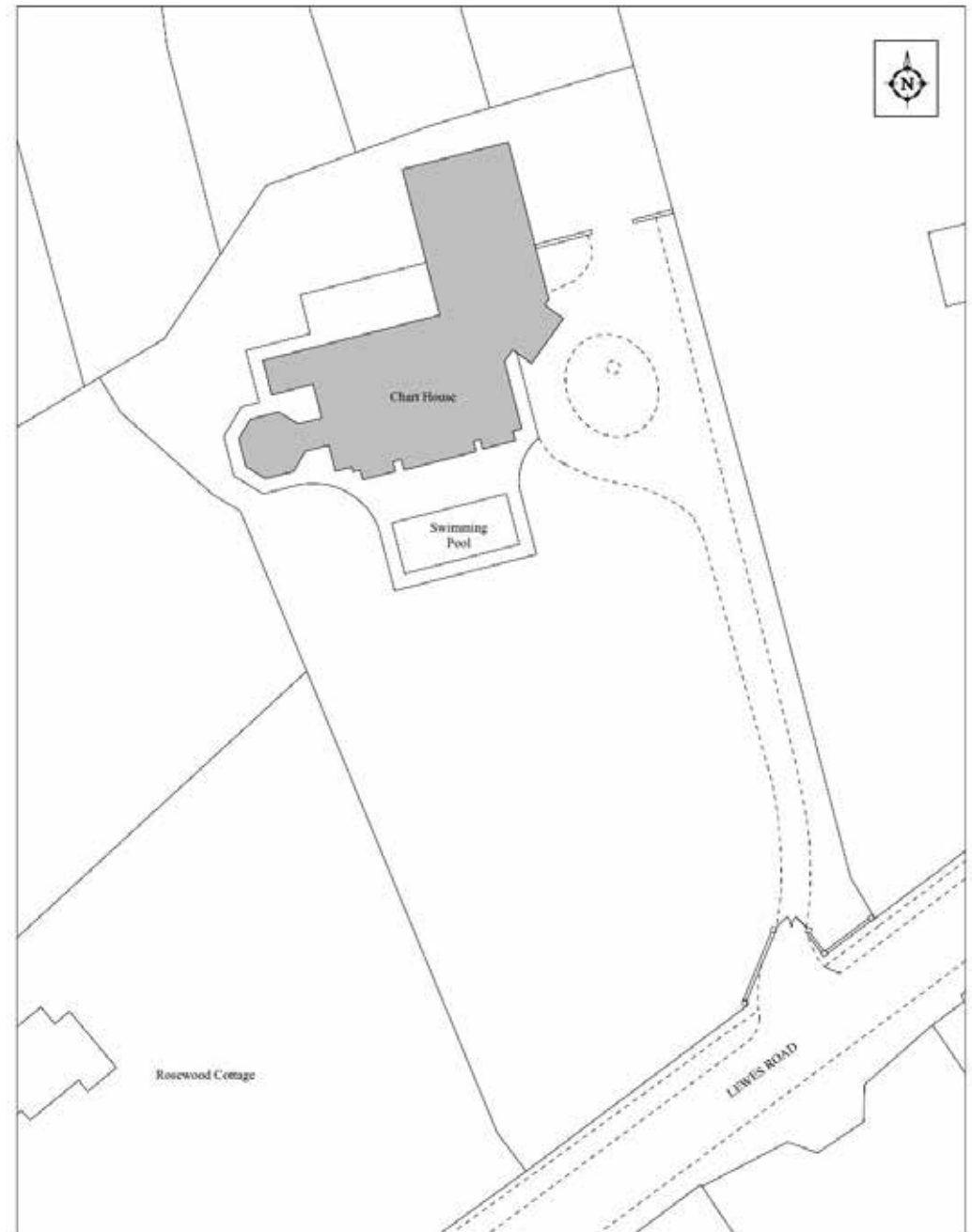
Amex Stadium, Falmer (30 minutes' drive) – Home of Brighton & Hove Albion Football Club

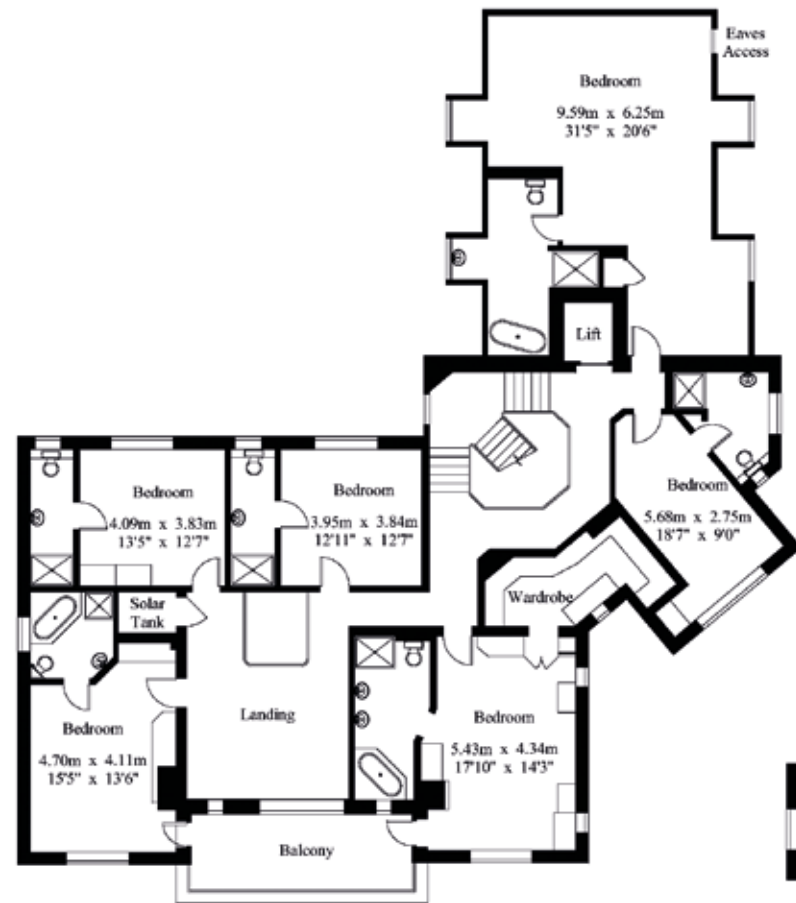
**Rail:** Haywards Heath station 2.3 miles (Thames link, Southern and Gatwick express services) London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton city 20 mins

**Air:** Gatwick Airport 14 miles, Heathrow 58 miles

The breath taking Sussex countryside is all on your doorstep which is interspersed with footpath and bridleways linking with the neighbouring districts. There are several beauty spots close by including both Ditchling and Chailey common nature reserves, the Ashdown Forest and the South Downs National Park. Sailing on Ardingly and Weirwood reservoirs, Brighton Marina and Chichester Harbour. Golf at Haywards Heath, Mid Sussex, Piltown, Mannings Heath and the East Sussex National. Racing at Plumpton, Brighton, Fontwell, Lingfield and Goodwood.

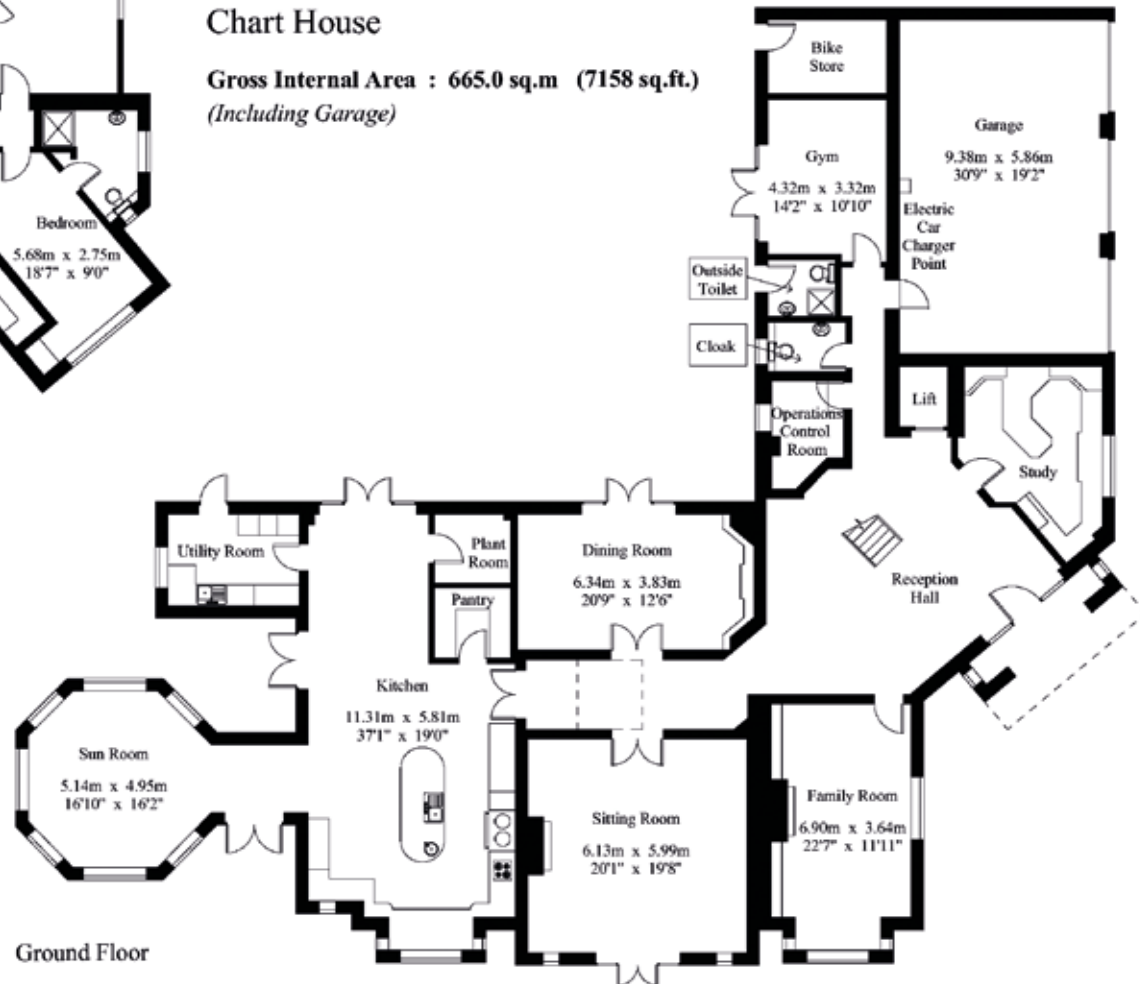
Chart House Site Plan





## Chart House

**Gross Internal Area : 665.0 sq.m (7158 sq.ft.)**  
(Including Garage)



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