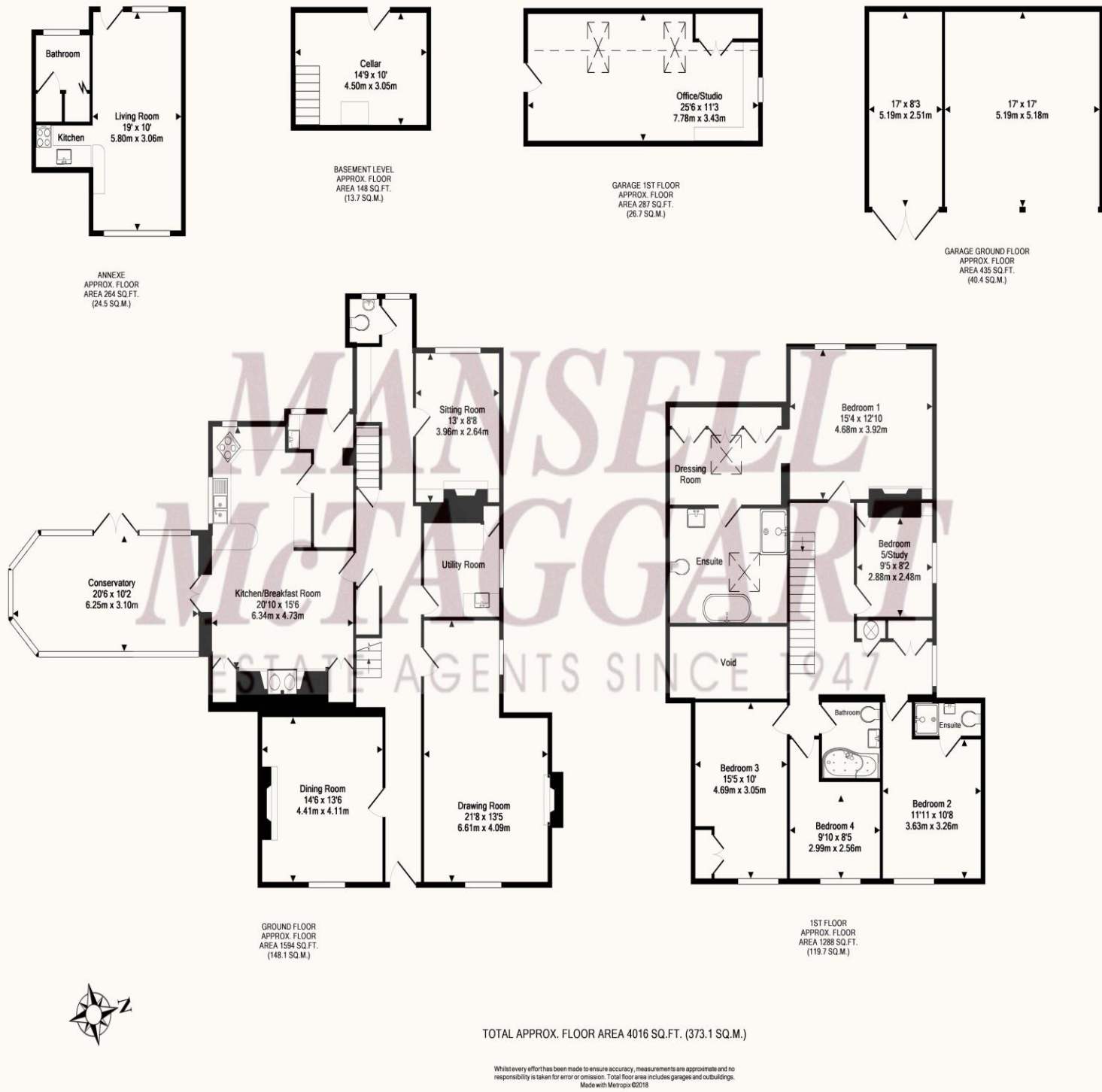


The floorplan...



More details from...

call: Newick Office: 01825 722288
email: new@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

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An elegant period Grade II listed five bedroom three reception room Village House with grounds extending to just over half an acre.

£1,250,000
Freehold

Danehill Farm, Horsted Lane, Danehill
RH17 7HP



**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

In brief...

- Grade II distinctive detached residence in this Village location
- Five bedrooms
- Grounds in excess of half an acre
- Beautiful kitchen/ breakfast room with fantastic double-glazed conservatory
- Detached cottage in the grounds
- Detached garage with double car port & office above
- Master bedroom with separate dressing area and stylish ensuite bathroom with separate shower
- Second ensuite shower room
- Three separate reception rooms each with feature fireplace
- Beautifully presented



Substantial classic accommodation having a master bedroom suite with dressing area & fabulous en-suite bathroom



In more detail...

This glorious family home has well planned, spacious accommodation measuring in excess of 4000 sq ft and is an important property in the village of Danehill.

The front door opens into an **entrance hall** which runs the whole length of the property & has an attractive dresser unit & window at the far end overlooking the rear garden.

The ground floor has **three reception rooms each with a beautiful feature fireplace** in addition to the dual aspect, L shape **kitchen/ breakfast** room with recessed **oil fired Aga** and a range of wall & base units including dishwasher, oven & hob with extractor.

Glazed doors open into an exquisite double-glazed conservatory overlooking the grounds & a rear lobby with butlers sink & door to the rear garden. There is a **cloakroom & laundry**. A door from the entrance hall leads to a hatch for the stairs leading to the **cellar** which has a safe.

Stairs rise from the entrance hall to the first-floor landing. There is a **grand master bedroom with dressing room & en suite bathroom** with Chadder & Co double ended bath, separate walk in shower and wash basin & wc. **Bedroom 2** also has the benefit of an **en-suite shower** room with **rainfall shower** & there are 3 further bedrooms and a family bathroom. There are a number of **original features** in this refined property including shutters to many of the windows.

There is also a detached oak framed garage and double car port with office over which is approached from the side of the plot by a shingle driveway with parking for several cars.

The grounds extend to just over 0.5 of an acre and include a swimming pool which overlooks the well stocked gardens which are laid mainly to lawn with flower beds & borders, sunken garden, mature hedging & brick paved pathways.



The location...

The property is located in the Village of Danehill with its beautiful local church & popular primary school. The village is located approximately 6 miles to the East of Haywards Heath, approximately 12 miles to the North of Lewes & approximately 5 miles from the village of Newick. For those wishing to commute, Haywards Heath has a fast rail service to London (Victoria & London Bridge) and Brighton. The village is surrounded by picturesque rolling countryside which is interspersed with footpaths & bridleways linking with the neighbouring districts and the Ashdown Forest. The coastal towns of Eastbourne and Brighton together with Gatwick Airport, the Royal Spa town of Tunbridge Wells and the M25 are also within convenient driving distance. Popular Cumnor House school is also close by.

Directions: From our Newick Office follow the A272 towards Haywards Heath to the double roundabouts at North Chailey. At the first roundabout turn right onto the A275. Drive along this road for 4.7 miles, past the Bluebell Railway & Sheffield Park and when you reach Danehill, Horsted Lane is a turning on the left in the middle of the village. Danehill Farm is one of the first properties that you see. Drive past the property & the driveway is on the left-hand side.

Worth bearing in mind...

There is a detached cottage with studio room, kitchenette & shower room within the grounds which is currently let to produce a good income. There is a ransom strip that runs away from the rear garden that is included in the sale