Georgian Grade I Listed, 7706 sq ft, Master Bedroom Suite with Dressing Room and En Suite Bathroom, 7 Further Bedrooms, 4 Further Bathrooms, 6 Reception Rooms, Kitchen/Breakfast Room, Cloakroom, Safe Room, Boot Room, Swimming Pool, Tennis Court, Coach House, One Bedroom Annexe, Gardens and Grounds in all Approximately 1.9 Hectares (4.7 Acres).

Description
Shelley's Folly was built in the style of Sir Christopher Wren around 1686 by Theobald Shelley as a gentlemen farmer's residence. In the 1960's Lord and Lady Bretton remodelled the house and appointed the architect Raymond Erith, one of the few classicists to be working at the time and is best known for restoring and enlarging 10 Downing Street. The views from the property are spectacular and as described by Raymond Erith, a 'little pavilion on a knoll, built for the view.' The property offers a wealth of formal and relaxed living spaces with the huge benefit of well proportioned rooms and high ceilings, a classic home that would be a joy for any family to grow up in. In brief the accommodation comprises;

On entering the property you are greeted by a large and welcoming entrance hall, leading from here you have four receptions rooms, currently arranged with a grand dining room measuring 25'6 x 14'10 offering superb views to the South Downs. Double doors open to a charming reception room with panelled doors and attractive fireplace with wood burning stove. This rooms leads into a more relaxed reception room and a door leads through to a further drawing room. The kitchen is at the heart of the home with an arrangement of bespoke units and large central preparation area. The four oven Aga is set within the original inglenook fireplace and is the Millennium edition. There is a further integral eye level oven, dishwasher and fridge. There is a further walk in larder and large pantry, with extra kitchen units and a fridge/freezer. A smaller back staircase runs from the lower ground floor up to the third floor and would primarily have been used by the servants. The lower ground floor is bright and airy with full height windows offering a study/library with log burning stove, gym, cloakroom, utility room, boiler room, boot room and access to the front of the house, ideal for muddy wellies and dogs. A stunning central staircase runs through the centre of the house with galleryed balcony and domed glazed ceiling at the centre. On the first floor

the accommodation is currently set up to offer three bedrooms, two dressing rooms and three bathrooms. This could be altered if more bedrooms are required. The third floor has four bedrooms, two bathrooms and a cloakroom.

Situation
Shelley's Folly is situated four miles distant from the market town of Lewes which offers a range of amenities including schooling for all ages, many individual specialist shops, along with major supermarkets including Waitrose and Tesco, mainline railway station with regular services to Gatwick and London Victoria (65 mins). Cooksbridge, approximately 0.5 miles, also offers a mainline service to London Victoria. The nearby villages of Barcombe, Newick and Chailey provide local post offices, newsagents and public houses. The larger towns of Brighton (12 miles) and Haywards Heath (8 miles) with their mainline links to Gatwick and London Victoria (45 mins) both provide excellent leisure and shopping facilities. Local schools include three village primary schools and Chailey Secondary School. The famous Glyndebourne Opera House is situated on the outskirts of Ringmer Village.
Gardens and Grounds
The property sits in a plot of 1.9 hectares (4.709 acres) with a mixture of woodlands, formal gardens and tennis court. Within the plot is a one bedroom annexe which overlooks the swimming pool. There are extensive outbuildings comprising the coach house, workshops, stables and garaging.

Directions
From Haywards Heath proceed onto the A272 through Scaynes Hill, continuing on to the A275 towards Lewes through Chailey and North Chailey. The Rainbow Inn is located on your left hand side and here you turn left onto Deadmantree Hill. Shelley’s Folly is located a short distance along on the left hand side.
Cooksbridge, Lewes

Approximate Gross Internal Area = 715.9 sq m / 7706 sq ft

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Shelleys Folly, Cooksbridge, Lewes
Approximate Gross Internal Area
Coach House = 330.7 sq m / 3560 sq ft
Pool House (Excluding Void) = 94.3 sq m / 1015 sq ft
Garage / Workshop = 401.9 sq m / 4326 sq ft
Total = 826.9 sq m / 8901 sq ft

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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Viewing strictly by appointment through the Vendor’s sole agents:

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