

BRIDGE FARM

ANSTY • NR. CUCKFIELD • WEST SUSSEX



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*An impressive Grade II listed period farmhouse
set in beautiful private grounds, detached annexe and outbuildings.*

Accommodation and Amenities

Main House

Entrance hall • Drawing room • Dining room • Sun room • Snug with office • Kitchen/Breakfast room • Pantry
Utility room • Butler's pantry/Flower room • Boot room • Cloakroom • Boiler room

Master bedroom with en-suite bathroom • 5 further Bedrooms (2 with en-suite) • Family bathroom

Annexe

Open plan Sitting room and Kitchen • Mezzanine Bedroom • Shower room

Outbuildings

Detached office • Garage • Garden tractor store • Stable with log store • Tool shed

Garden and Grounds

Extensive lawns • Wooded area • Small lake with island • Stream • Tennis court

In all approximately 4.22 acres



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Situation

Bridge Farm is situated on the outskirts of the village of Ansty (Cuckfield Rural) with the larger centres of Haywards Heath (3.5 miles) and Burgess Hill (1.5 miles) providing good local shopping. The city of Brighton and Hove is easily accessible and offers an extensive range of amenities including theatre, restaurants and a marina.

Communication by road and rail are excellent. The A23 links to the M23 and on to the M25, giving good access to Gatwick (16 miles) and Heathrow airports and onto the national motorway network. Rail services to Victoria and London Bridge are fast and frequent. Haywards Heath also has services to Luton and Bedford.

Sporting and recreational facilities include golf at Singing Hills, Albourne, Devil's Dyke, Pyecombe, Royal Ashdown, Haywards Heath, Lindfield, Burgess Hill (with driving range) as well as the East Sussex National Course

at Uckfield. Racing at Brighton, Goodwood, Fontwell, Plumpton and Lingfield (all weather). Equestrian events at Hickstead and the South of England Showground in Ardingly. Sailing and watersports at Ardingly and Weirwood reservoirs and along the south coast. Indoor leisure centres include the Dolphin in Haywards Heath and the Triangle in Burgess Hill. Spa at Ockenden Manor in Cuckfield. Theatre at Brighton and Crawley and the Opera House at Glyndebourne. The area is peppered with many exceptional gardens and walks including Wakehurst, Nymans, Borde Hill, Sheffield Park and the South Downs Way. There are many highly regarded schools in the area, both state and private, including Ardingly College, Hurstpierpoint College, Burgess Hill School for Girls, Roedean, Brighton College, Great Walstead, Cumnor House, Worth and Handcross Park.





The Property

Bridge Farm is a charming and beautifully presented Grade II Listed house. Believed to date from the early 16th Century, Bridge Farm was recorded in its early days in the ownership of the prominent Cuckfield family of Michell, who were instrumental in the setting up of the Cuckfield Grammar School during the reign of Henry VIII. In more recent times it was acquired and restored in 1937 by Sir Ralph Harwood, the Financial Secretary to King George V, whose philanthropic passion in his retirement was restoring historically important Tudor houses.

The property has been maintained to the highest standards and with the added benefit of a well appointed annexe and outbuildings, offers the flexibility that everyday modern life demands, whilst having lost none of its charm and character for more formal entertaining. The property is surrounded by beautiful mature gardens and grounds, which can be enjoyed from every room in the house.



Main House

The main house is a fine example of the Tudor period, with its timber framed construction, exposed oak beams, plaster and brick noggings. Despite its age the house benefits from reasonable ceiling heights and there are many exceptional period features including fine inglenook fireplaces, oak panelling and joinery, polished oak block floors on the ground floor, wide boarded floors on the first floor, leaded light windows in oak frames and drop latch doors. The roof is of Horsham stone to the front and handmade Sussex tiles to the rear.

The front door opens into a bright, airy hall and sun room, part panelled with French doors opening onto the terrace and garden. From the hall there is access to a cloakroom, a coats cupboard and an under stairs storage cupboard.

The superb drawing room is double aspect with an inglenook fireplace revealing traces of the original bread ovens, under a heavy oak bressumer. Behind the inglenook is a Priest Hole, lined with shelving and used as a book store. An oak door connects the drawing room to the well proportioned dining room, which has its own inglenook.

The cosy snug with views over the garden leads into a small office with a range of fitted book shelving. Next to the snug is the butler's pantry/flower room with a butler sink and wooden drainer and a range of fitted cupboards.

The lovely farmhouse kitchen/breakfast room is fitted with a range of Thomas Ash units and integrated appliances, tiled worktops and a four door AGA. Off the kitchen is a walk in larder. A boot room with stable doors opening to both the front and rear gardens leads to a boiler room and utility room fitted with a Belfast sink, a range of units and space for laundry appliances and a fridge and freezer.

To the first floor is a magnificent vaulted master bedroom with en suite bathroom and a walk in wardrobe. There are three further bedrooms on this floor, each fitted with wardrobes and cupboards, and two with en suite shower rooms. There is also a double aspect family bathroom. To the second floor are two further bedrooms, one with a wash basin with cupboards under.

Annexe

The exterior of the annexe presents a facade with stable doors which open to windows, creating a light and spacious feeling. The interior is vaulted with an open plan sitting room and kitchen, a shower room and a good range of wardrobes and cupboards. Stairs rise to a mezzanine



bedroom where a French door opens to a timber walkway leading back into the garden. The annexe and adjacent garage which form two sides of a courtyard have an independent central heating system.

Office

Also located in the courtyard is a detached office, overlooking the garden and the tennis court beyond. It has storage heaters, fitted cupboards and shelving.





Gardens and Grounds

Garaging & Garden Tractor Store

The garage is accessed from two sides through sliding doors and can comfortably accommodate three cars. To one side of the garage is a garden tractor store. There is a separate garden tool shed.

Stable

Detached stable with adjoining log store and oil tank screened behind.

Outside

Bridge Farm is approached via an in and out gated driveway, leading to the gravelled courtyard giving a generous parking area.

The beautiful mature gardens and grounds are a particular feature of the property and offer a good mix of formal and natural areas. From the lych gate at the front run herbaceous beds, giving way to lawns and raised terraces. The rhododendrons and azaleas provide a backdrop to the beds of flowering shrubs which give scent from spring blossom through to blazing autumn colour. A willow hides a 'secret' children's play area. Across the lawns lies a small lake with a jetty and a 'pirate' island, and a line of horse chestnut trees provide plenty of conkers for autumn fun. The lake is stocked with carp and is home to moorhens, wild ducks and geese and is frequently visited by herons and kingfishers. The well-maintained tennis court lies to the south east of the house.

A footbridge from the main garden crosses a small stream, to a wildlife haven; a small area of rough pasture to the east gives way to a narrow belt of woodland to the west. In early spring swathes of wood anemones and daffodils herald in the bluebells. The land across the stream can also be accessed directly from the road through its own farm gate.

In all, about 4.2 acres.

Directions (RH15 8RE)

Travelling south on the A23 join the A272 heading east towards Haywards Heath. At Ansty take the second exit right over the mini-roundabout into Cuckfield Road (B2036). Bridge Farm can be found on the right hand side after about a mile and a half.

Viewings

All viewings are strictly by appointment with the selling agent

Fixtures and Fittings

Only those mentioned in these sales particular are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Services

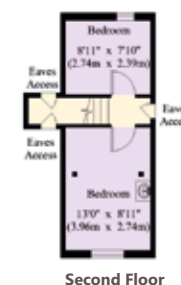
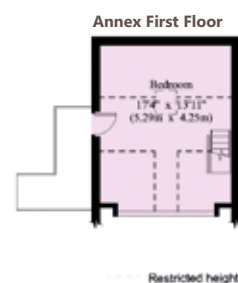
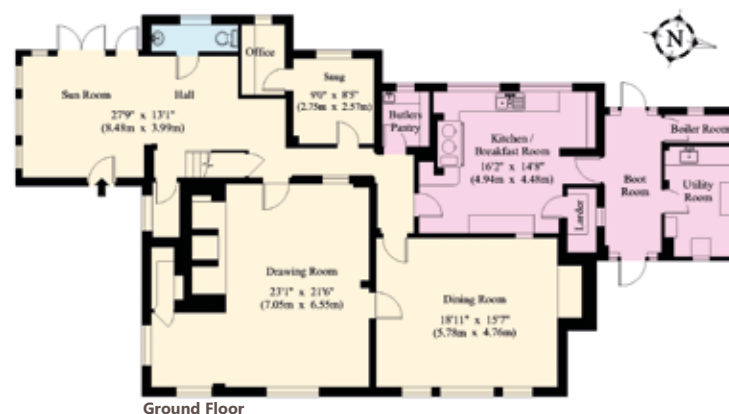
Oil fired central heating, mains electricity, water and private drainage.

Local Authority

Mid Sussex District Council. Telephone 01444 458166.

Agents Note

- There is planning permission (13/00828) and Listed Building consent for a rear extension to provide a family/garden room with a shower room and store.
- A separate newly built eco 2-3 bedroom property, 'The Lodge', is available by separate negotiation.



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Approximate Gross Internal Area

House including Annexe 4399 sq.ft / 408.7 sq.m
Office and Outbuildings 1337 sq.ft / 124.3 sq.m
Total 5736 sq.ft. / 533 sq.m.

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