



# Butterbox Lane

*Scaynes Hill, West Sussex. RH17*









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A wonderful Grade II listed manor house with fabulous accommodation and facilities set within delightful gardens and grounds along a country lane.

- Reception hall
- 2 Cloakrooms
- Cellar
- Dining room
- Drawing room
- Family room and library
- Kitchen/breakfast room
- Utility room, laundry and boot room
- Home office and work room
- Games room and cinema room
- Principal bedroom with en suite bathroom
- Guest bedroom with en suite bathroom
- 7 Further bedrooms
- 3 Further bath/shower rooms
- Delightful gardens
- Swimming pool with changing room, cloakroom and plant room
- Hard tennis court
- Garaging and store rooms
- General purpose building
- Stable block with 9 loose boxes
- Paddocks, vegetable gardens, orchards, ponds and woodland

About 12½ acres







## The Property

This elegant 17<sup>th</sup> Century, or earlier, Grade II listed, timber framed country house has been restored and enlarged providing fabulous living space and facilities, whilst retaining a wealth of fine period features. Lady Wolseley, lived here from 1917 to 1927, and the house is illustrated and described in her book "The Smaller Manor Houses of Sussex".

An attractive entrance porch leads to a solid oak front door, which opens into the reception hall, off which is a large and well-appointed cloakroom with a door and stairs down to the wine cellar. To the side of the hall is a charming drawing room with a wealth of exposed beams, a handsome exposed brick fireplace and a fine oak staircase to the first floor. Beyond is the family room, which is a lovely, well-proportioned room with a stone fireplace housing a wood burning stove, with a partly glazed door and bay window onto the garden and at the end of the room is a library area, which leads through to a second stair hall. A door from the main hall leads into the dining room, which is a beautiful room with lovely exposed brick fireplace with beehive cowl and oak bressumer dated 1584. Beyond is the kitchen/breakfast room, which has Shaker style units, including an island unit, with granite worktops, a large Aga, integrated dishwasher, double butler's sink, door to the drive and stone flooring. Off the kitchen is the utility room/kitchenette, where there is a further sink, dishwasher, cooker, hob, fitted dresser and door to the garden. The laundry room also has fitted units with granite worktops, sink, washing machine, dryer and door out to a dog kennel.



At the back of the house is a large boot room, with adjoining cloakroom and door to spacious covered area and brick paved courtyard where there are 2 store rooms. Beyond the laundry room is a work room with French doors, a good size games room with French doors and a study with fireplace, built in desk and drawer units. Next to this is a hall with separate door to the drive and stairs to the first floor, where there are 2 bedrooms, a well-appointed bathroom with linen cupboard and a home cinema, with vaulted ceiling, built-in projector screen and surround sound system.

The main staircase leads up to a spacious landing with a stone mullion window and built in cupboards. Off the landing is the elegant principal bedroom, which has a



delightful fireplace flanked by a fitted cupboard, dressing room and large, beautifully appointed en suite bathroom with double ended bath, inset TV, twin wash hand basins and separate shower cubicle with body jets. There are 4 further bedrooms off this landing and a well-appointed family bathroom with roll-top bath and separate shower cubicle.

There are 2 further staircases from the landing up to the second floor, one of which leads to another bedroom and separate bathroom and the other leads to a further bedroom with en suite bathroom.

## Gardens and Grounds

From the lane a gated drive, bordered by lawn, mature trees, hedging and shrubs, sweeps past the front door to a turning circle on the eastern side of the house and beyond to a 2<sup>nd</sup> gate back onto the lane. The turning circle has a well in the centre and next to this is an attached garage. From here the drive spurs off to a large walled parking area to the rear of the property, where there is a 2<sup>nd</sup> garage.

The main garden lies on the southern side of the house, where there is an expanse of terracing leading to a secluded swimming pool with electric cover, surrounded by flagstone paving with uplighters and lawn. Attached to the side of the house is a changing room, cloakroom and plant room. A flagstone path leads to a large, flat area of lawn surrounded by mature plants. From the pool stepping stones lead up a bank to a gate, beyond which is a hard tennis court with practice wall, an orchard and a wild garden, which wraps around the back of the formal garden to a vegetable garden with potting shed and greenhouse.

On the south eastern side of the house are 2 ponds, a further orchard with brook running through it and the stable yard, with a spur linking it to the main drive. In the yard there are 2 stable blocks with 9 loose boxes and a large steel framed barn (approx. 13m x 12m). A gate leads from the yard into the first paddock, which also has gated access directly onto the drive and an area set aside as another vegetable garden and chicken run. At the southern end of this paddock is a sheep pen, beyond which are 3 further paddocks and an enclosed area of woodland with a large pond.

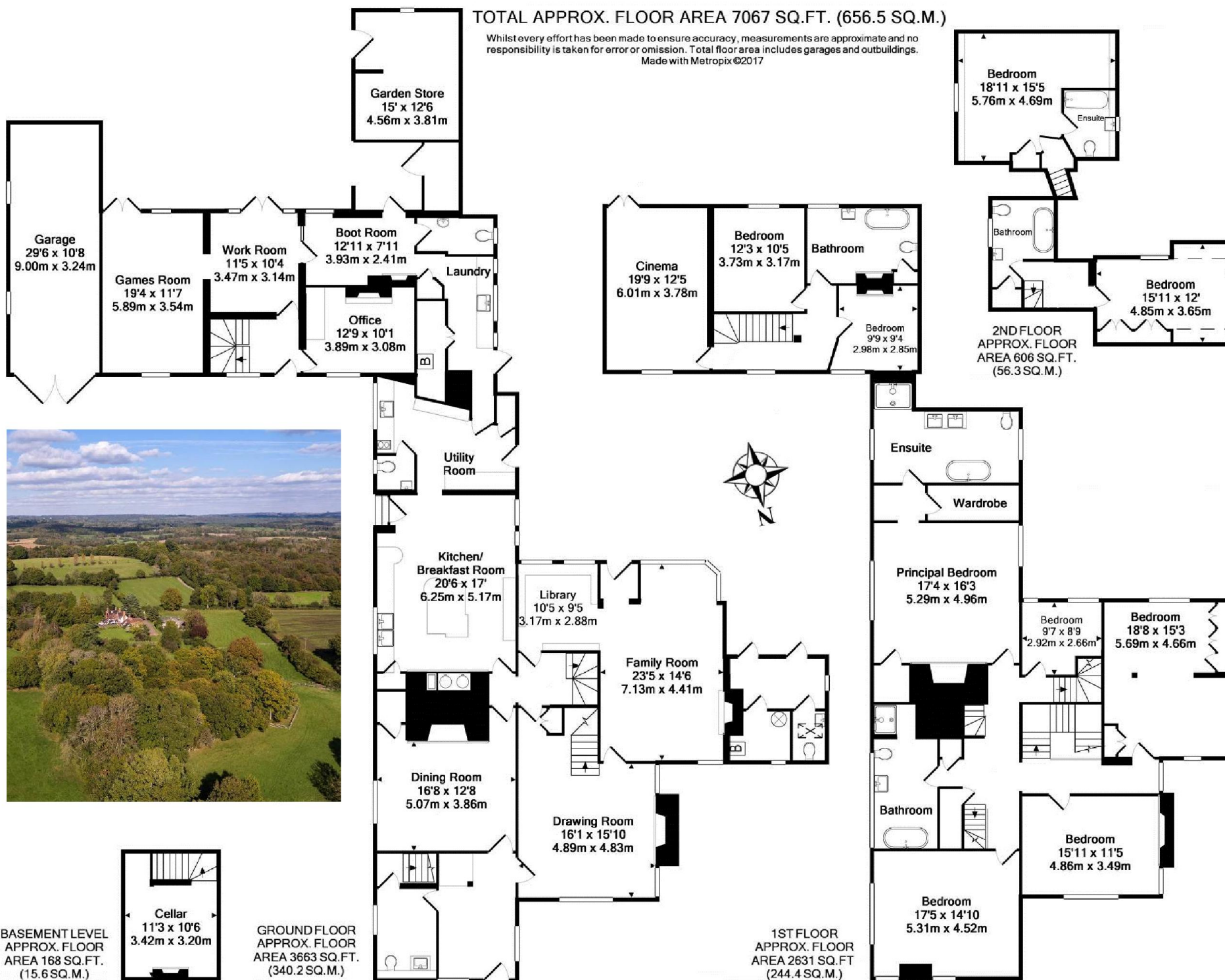
All of the paddocks have water supplied and the property extends to about 12½ acres in total.





**TOTAL APPROX. FLOOR AREA 7067 SQ.FT. (656.5 SQ.M.)**

Whilst every effort has been made to ensure accuracy, measurements are approximate and no responsibility is taken for error or omission. Total floor area includes garages and outbuildings.  
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**BASEMENT LEVEL**  
APPROX. FLOOR  
AREA 168 SQ.FT.  
(15.6 SQ.M.)

**GROUND FLOOR**  
APPROX. FLOOR  
AREA 3663 SQ.FT.  
(340.2 SQ.M.)

**1ST FLOOR**  
APPROX. FLOOR  
AREA 2631 SQ.FT.  
(244.4 SQ.M.)

**2ND FLOOR**  
APPROX. FLOOR  
AREA 606 SQ.FT.  
(56.3 SQ.M.)



## Local Amenities & Surrounding Area

Situated in an area of outstanding natural beauty within the Ouse Valley. The Sloop Public House is about ½ mile away. Nearby, Scaynes Hill and Horsted Keynes have a selection of local amenities. For a first class range of shopping and recreational facilities there are the towns of Haywards Heath, Lewes and East Grinstead.

## Communications

There is a mainline railway station at Haywards Heath providing services to London Bridge/Victoria in about 45 minutes. There are excellent schools in the area including Cumnor House, Great Walstead Ashdown House, Michael Hall, Brambletye, Worth and Ardingly College.

## Local Authorities and Services

Mid Sussex District Council Tel: 01444 458166 West Sussex County Council 01243 777100. Services: Mains electricity and water and private drainage. Oil fired central heating. Council tax: Band H

## Directions

Head east out of Haywards Heath on A272. Proceed into Scaynes Hill and turn left at the top of the hill into Church Lane. Head out of the village and take the first turning on the right into Butterbox Lane. The drive to the property will be found on the right after about 200m.







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