



BELFIELD, CHURCH LANE, DANEHILL, RH17 7EY

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A fine country home of 4,000 sq ft occupying a secluded plot in the most desirable part of the village, away from noise and busy roads, enjoying distant views close to excellent schools.

Situated in a country lane in the sought-after village of Danehill, Belfield is a superbly appointed family home, originally dating from the 1970s but recently the subject of complete renovation and extension. The floorplans give an excellent overview of the full extent of the versatile, spacious and very well presented accommodation, which extends to nearly 4,000 sq ft. However, there are a number of points worthy of further note: Solid wood double doors open to a spacious entrance hall from where glazed double doors open to an elegant sitting room, with a limestone fireplace. Across the hall a second set of doors open to the wonderful kitchen / breakfast room; a superb space, ideal for modern family living. The kitchen is fitted with a range of bespoke wooden units and display cupboards, complemented by a central island, hard wood and granite worktops and a number of integrated Neff appliances. The kitchen / breakfast room opens into an impressive orangery, which is a new addition to the property and is a stunning room with vaulted skylight and bi-fold doors opening to the garden. Also on the ground floor is a separate, formal dining room, a useful home office and ground floor bedroom suite with doors onto the garden and en-suite shower room. There is good potential for this part of the house to be utilised as a self-contained annexe, if required.

The first floor has been extended to provide four bedrooms, all with fitted wardrobes, including a stunning master suite with a luxurious and contemporary en-suite bathroom, a walk in wardrobe and French doors opening to a Juliet balcony, taking full advantage of the views. There are two good-sized guest rooms, both with en-suite shower rooms and one with a covered, private balcony with views over the garden to the countryside beyond, a further 4th bedroom and a family bathroom.

### Outside

Electrically operated gates open to a gravelled parking area, which offers parking for a number of cars and leads to a detached, heritage style double garage, built in 2014 and comprising an open bay and an enclosed garage with storage over (potential for an external staircase and the creation of a first floor office or gym, STPP). The gardens lie predominantly to the front (south side) of the house, mainly laid to lawn and well enclosed by fencing and mature shrubs and trees. A stone terrace adjoins the rear of the house, from which there are lovely views across the lawn to the countryside beyond. In all, about 0.55 of an acre plot.

### Location

Belfield is situated in the heart of this rural Sussex village, well away from busy roads. Church Lane is one of the oldest parts of the village and is within a short walk of the village Church and local primary school. The village is surrounded by some of the area's most picturesque rolling

countryside which is interspersed with footpaths and bridleways linking with the neighbouring districts and the Ashdown Forest. The neighbouring village of Horsted Keynes provides a local shop, Church, two public houses and primary school. Comprehensive shopping can be found in Haywards Heath, East Grinstead, Lewes, Tunbridge Wells and Brighton.

### Schools

The area is well served by some excellent independent schools including Cumnor House (1.2 miles), Great Walstead (4 miles), Ardingly College (6 miles) and Burgess Hill School for Girls (10.7 miles). The property falls into the catchment area for Chailey Secondary School (6.9 miles) in nearby South Chailey. These and some of the County's other schools such as Brighton College, Roedean and Bedes run a school bus service with pick-up points nearby.

### Station

Haywards Heath mainline railway station (6.5 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

### Directions

Heading north on the A275 from North Chailey proceed though Sheffield Park. Turn left just after Heaven Farm into Church Lane, Danehill. Belfield is located at the top of the hill on the left.







## Belfield, Danehill

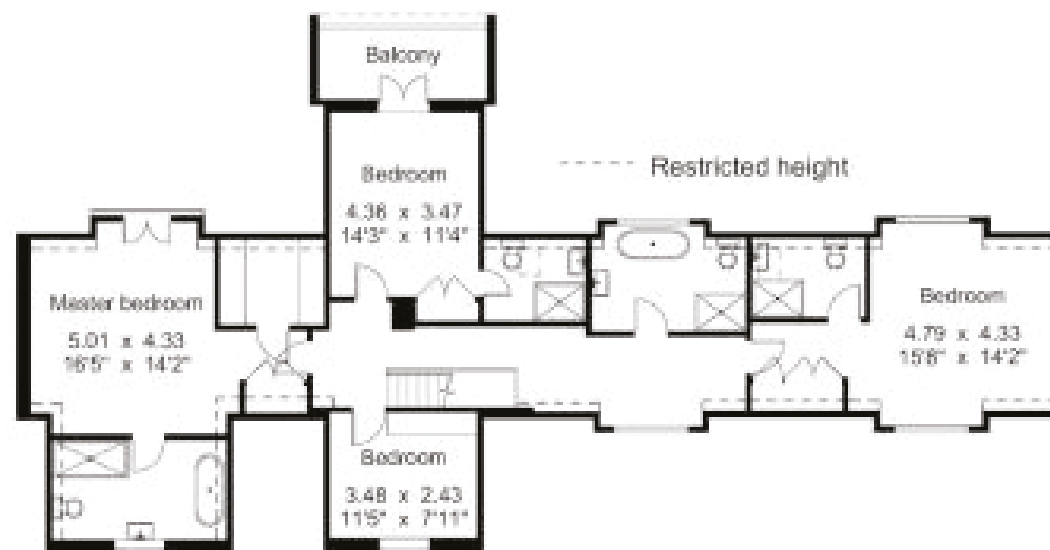
Gross internal area (approx.)

House - 363.0 sq m (3907 sq ft)

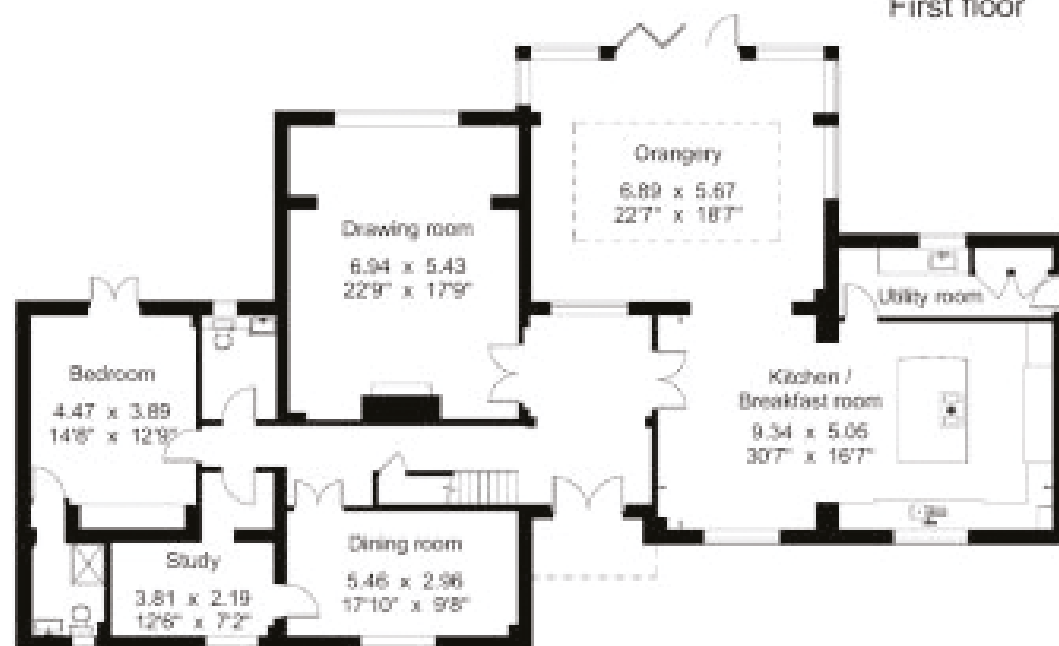
Garage - 39.0 sq m (419 sq ft)

For identification only - Not to scale

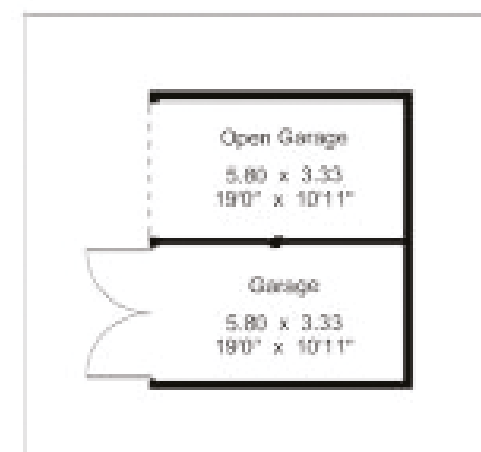
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First floor



Ground floor



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