



Redgate Mill

TWINEHAM LANE | TWINEHAM | WEST SUSSEX | RH17 5NP

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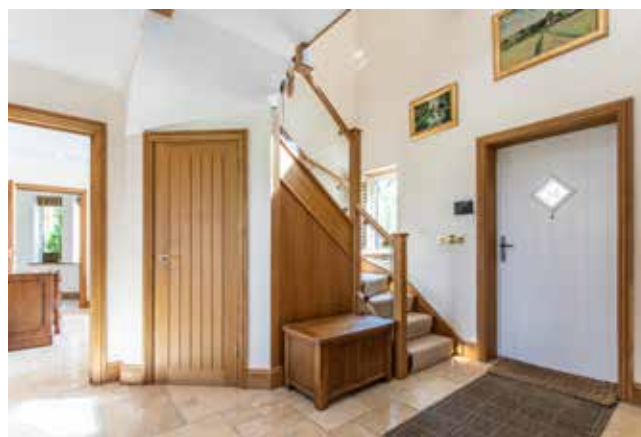


Situation

Stunning and architecturally designed country residence combining a timeless design with eco credentials, set within two acres of beautifully maintained gardens and grounds, complemented by a selection of versatile outbuildings

Twineham with its primary school and church has all the hallmarks of a small Sussex village. The larger villages of Hurstpierpoint and Henfield are a short drive away and offer bustling High Streets with an array of shops. Burgess Hill is situated approximately 5 miles away and provides regular mainline rail services to London. There are also a range of revered state and private schools locally.

Nestled in the picturesque countryside of Twineham, this exceptional modern house offers a rare combination of eco living and timeless rural charm. Set within beautifully landscaped gardens extending over two acres, this substantial four bedroom home has been meticulously designed to provide the highest standards of comfort and sustainability. There are four sizable reception rooms on the ground floor including a wonderfully light sitting room with a vaulted ceiling and glazed doors out onto the rear terrace. The kitchen/breakfast room boasts a bespoke kitchen using a wealth of oak and quartz and houses a range of luxury appliances. A solid oak staircase continues to the first floor where four bedrooms and a family bathroom reside. Of particular note is the principal bedroom suite with Juliet balcony, walk in dressing room and en-suite bathroom. Bedroom two is also serviced by an en-suite shower room. Accessed via electric gates, the house sits in gloriously landscaped rural gardens with a selection of outbuildings including a detached two bay garage and store and Nordic BBQ hut. A bank of solar panels, battery and generator help power the house and the sweeping driveway at the front of the property provides ample parking.



Kitchen

- » Oak wall and base units
- » 'Quartz' worksurfaces
- » Inset stainless steel double sink and drainer
- » Integrated 'Siemens' combination oven and warming drawer
- » Integrated 'Siemens' dishwasher
- » Space for 'American style' fridge freezer
- » Integrated wine cooler
- » Island unit with 'Quartz' worksurfaces and a range of cupboards under
- » Inset 'Siemens' induction hob with worktop ventilation fan
- » 2 x integrated 'Siemens' electric ovens



Bathrooms

Family Bathroom

- » Panelled bath with wall mounted taps
- » Low level w.c. suite
- » Fully tiled shower cubicle with wall mounted shower and hand shower attachment
- » Wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor



Principal En-Suite Bathroom

- » Fully tiled shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Tiled floor



Bedroom Two En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Wall mounted wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor

Specification

- » Handmade bespoke kitchen
- » Air source heat pump with 'Ecodan' boiler
- » Underfloor heating to the whole of the ground floor
- » P.V. solar panels with battery and generator
- » Electric vehicle charger
- » Private drainage
- » Detached two bay garage and store
- » Shepherds hut (by separate negotiation)
- » Large shipping container used for storage
- » Landscaped gardens and grounds of approximately two acres



External

Set within an expansive rural setting, this exceptional garden is predominantly laid to lawn with a sweeping drive, offering an idyllic sense of space with views over neighbouring farmland. Accessed via electric gates there is ample parking on the driveway. The grounds are beautifully structured, with several well-appointed patio areas adjoining the house, perfect for outdoor entertaining or peaceful relaxation amidst the natural surroundings. Complementing the main residence are a range of outbuildings including a detached garage with adjoining store providing ample space for storage. Nestled within the garden is a charming shepherd's hut (by separate negotiation) offering a unique and versatile retreat, while a Nordic BBQ hut adds a touch of luxury and all year round alfresco dining. A shepherds hut sits nestled within the garden and provides a space for a multitude of uses. Further storage comes in the form of a sizable shipping container camouflaged behind hedgerow and there is the benefit of a bank of solar panels.





Transport Links from Redgate Mill

Burgess Hill Train Station	approx. 4.9 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1 miles
Brighton	approx. 12 miles
Gatwick Airport	approx. 18.5 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Twineham Lane, Twineham, RH17 5NP

Approximate Gross Internal Area = 274.4 sq m / 2954 sq ft
 Outbuildings = 88.0 sq m / 947 sq ft
 Total = 362.4 sq m / 3901 sq ft



A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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