

*An idyllic Georgian farmhouse of 3,132 sq.ft with garaging and further accommodation over, occupying a secluded plot of circa 2-acres on the southern edge of town within a 10-minute drive of the railway station.*



Rogers Farm, Ditchling Road, Haywards Heath, West Sussex RH16 4QU

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947







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Ditchling Road,  
Haywards Heath,  
West Sussex.  
RH16 4QU.

*This beautifully appointed family home offers extensive and versatile living whilst harmonising a perfect blend of contemporary meeting character throughout and finished to a particularly high standard. Situated in a highly desirable location on a secluded plot of circa 2-acres with a close drive to all amenities, excellent schools, mainline rail station and surrounded by open countryside.*

## *the house...*

- STUNNING GEORGIAN FARMHOUSE WITH A MODERN TWIST.
- FORMAL CENTRAL RECEPTION HALL WITH FIREPLACE.
- ORIGINAL LIVING ROOM WITH INGLENOOK FIREPLACE.
- SEPARATE DINING ROOM AND BREAKFAST ROOM.
- SUMMER LIVING ROOM WITH WONDERFUL VIEWS OVER THE GARDENS.
- PETER SMITH KITCHEN WITH FULL RANGE OF INTEGRATED APPLIANCES. SEPARATE BREAKFAST ROOM.
- BEAUTIFULLY FITTED UTILITY.
- CLOAKROOM/WC.
- MODERN MASTER BEDROOM WITH OAK TIMBER AND HIGH-VAULTED CEILINGS WITH VIEWS OVER THE GARDENS & ADJACENT FULL BATHROOM WITH SEPARATE SHOWER CUBICLE.
- 4-FURTHER BEDROOMS & BATHROOM.

## *benefits include...*

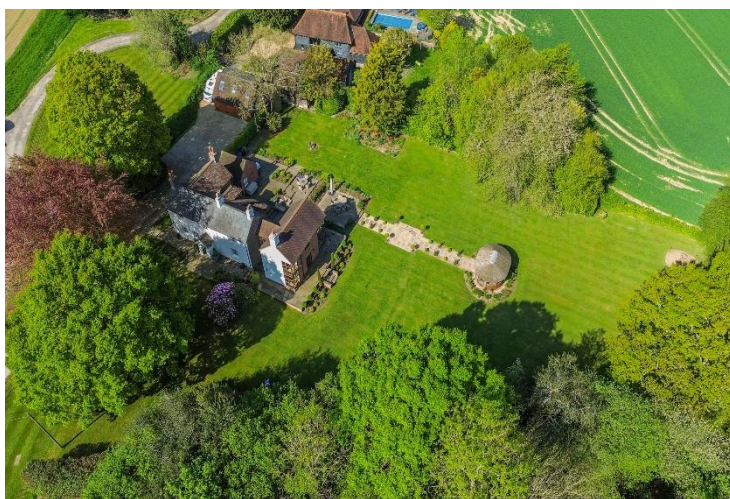
- ACCOMMODATION OF 3,132 SQ.FT TO MAIN HOUSE WITH ADDITIONAL ACCOMMODATION ABOVE GARAGING.
- 2.1 MILE DRIVE OF MAINLINE RAILWAY STATION.
- WITHIN AN EASY REACH OF SEVERAL EXCELLENT INDEPENDENT SCHOOLS.
- CLOSE TO BUS STOP FOR LOCAL SECONDARY SCHOOLS AT CHAILEY AND WARDEN PARK.
- WEALTH OF CHARM & CHARACTER WITH A MODERN TWIST.
- GENEROUS ROOM SIZES THROUGHOUT.
- 5-MINUTE WALK TO THE FOX & HOUNDS PUB.

see more on page 5

## *the gardens...*

- SECLUDED PLOT OF CIRCA 2-ACRES.
- WONDERFUL GARDENS & GROUNDS DESIGNED BY ANGELA WARD.
- TRIPLE GARAGE WITH CHAUFFEUR'S FLAT ABOVE.
- FURTHER GARAGING WITH ATTIC ROOM ABOVE.
- LARGE DRIVEWAY PARKING FOR NUMEROUS VEHICLES.
- EXTENSIVE LEVEL LAWN.
- CENTRAL GARDEN PAVILION BY CROWN PAVILIONS TO THEIR PREMIUM VERSION OF THEIR HAMPTON DESIGN WITH HEATERS & REFRIGERATOR.
- OUTSIDE LIGHTING.
- VERY HIGH DEGREE OF PRIVACY & SECLUSION.

see more on page 7









## *in more detail...*

A fine example of a Georgian farmhouse in grounds of almost 2 acres occupying the perfect rural position on the very edge of town within walking distance of a local pub along with garaging for 6-7 cars and a 1-bedroom chauffeur's flat all presented for sale in excellent order throughout.

Lunces Common is a small piece of open ground and woodland just to the south of Fox Hill on the western side of the Ditchling Road as you head south out of the town, where just a handful of neighbouring cottages and houses have a small hamlet-feel about it. There are two footpaths close by providing some quite wonderful walks linking with the old village of Wivelsfield with its ancient church.

The property is Grade 2 listed and a few years ago was extended in an ultra-modern style to provide a glazed link to the older house to provide a fabulous triple aspect living room on the ground floor and a new master bedroom with high vaulted ceiling and en-suite bathroom to the first floor.

The accommodation has a wealth of character features yet has been sympathetically modernised and refurbished in recent years to a very high specification seldom found with homes of its age and is literally ready to move into. The security system including the entrance gate can be managed from anywhere in the world via mobile phone or the internet.



# The floorplan...

## Approximate Gross Internal Area

Main House 3132 sq. ft / 291.00 sq. m

Garage 434 sq. ft / 40.35 sq. m

Outbuildings 2063 sq. ft / 191.66 sq. m

Total 5629 sq. ft / 523.01 sq. m



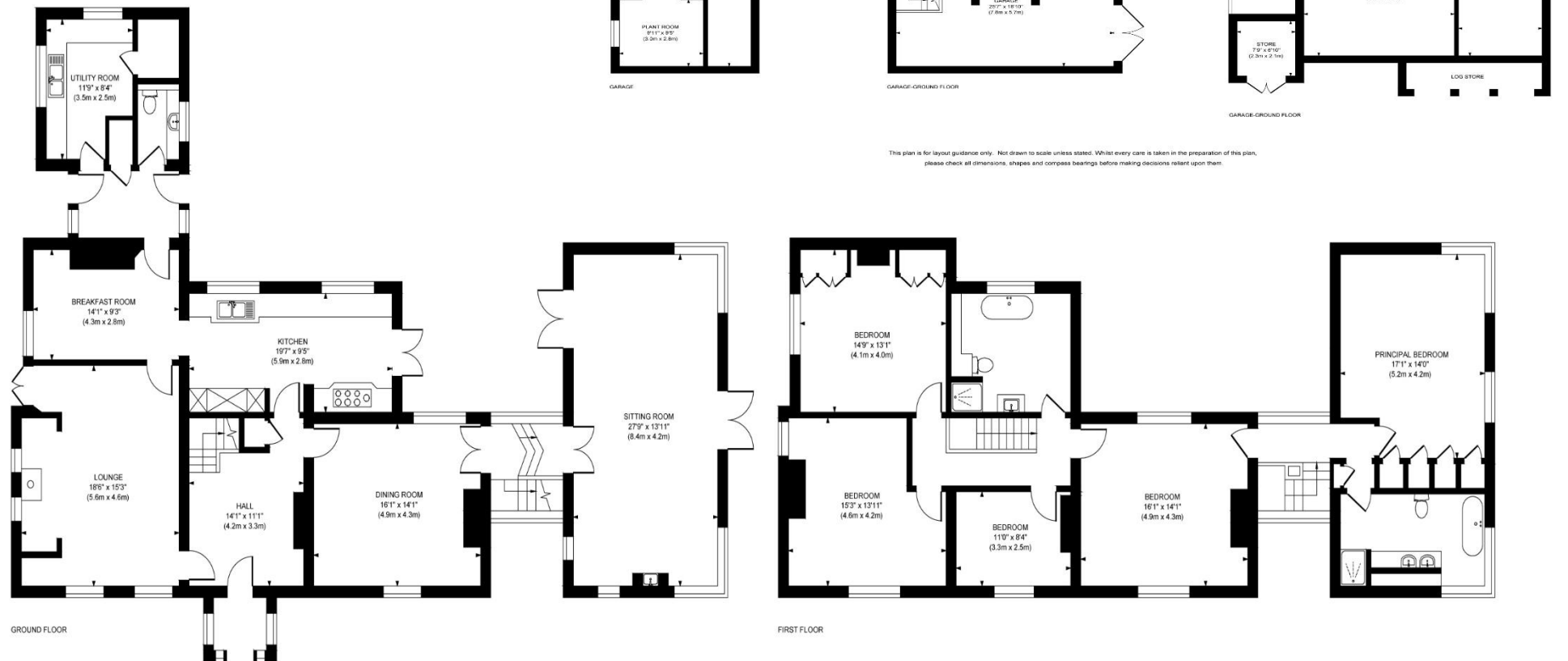
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This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Consumer Protection from Unfair Trading Regulations 2008 We have not evaluated any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.



## *outside...*

Approached through electric iron gates, the driveway leads into a large parking area where there is a triple garage with a 1-bedroom chauffeur's flat above, ideal for family or to be rented out separately.

Additionally, a large timber framed garage provides for further vehicles which has an internal staircase leading up to a very useful attic room currently used as a gymnasium but also lends potential for alternate use STPP.

A stunning summer house by Crown Pavilions, to their premium Hampton design, sits centrally within the garden complete with heaters and a refrigerator.

The grounds extend to circa 2-acres and are arranged as formal gardens with partly enclosed iron estate fencing with numerous mature hedges and trees providing an excellent degree of privacy.





## *the location...*

Lunces Common is located just beyond Fox Hill just over the county boundary into East Sussex and forms part of the Old Parish of Wivelsfield.

The Fox & Hounds pub is located approx. 0.3 miles to the north and a new primary school is being built in Hurstwood Lane.

Haywards Heath town centre is about 1.3 miles to the north where there is an extensive range of shops, restaurants, cafes, leisure centre, several schools and a 6th form College. Children fall into the catchment area for the excellent village primary school in Wivelsfield and go onto Chailey Secondary School, for which there is a bus stop by the Fox and Hounds pub. A school bus also picks up for Warden Park Secondary Academy School in Cuckfield.

The local area is well served by numerous independent schools which all run a bus service with pick up points close by.

By road, access to the major surrounding areas can be swiftly gained via the Ditchling Road (B2112), the A272 and the A/M23 which lies about 7.5 miles to the west at Bolney or Warringlid. Brighton is approx. 13 miles distant whilst Gatwick Airport is 17 miles away.

**Directions:** Heading south out of Hayward Heath on the B2112 follow down Fox Hill passing the Fox & Hounds pub on the right-hand side and almost at the top of the next hill, there is an entrance on the right. Follow straight down the twin concrete track and Rogers Farm will be found on the right-hand side after approximately 200 yards.



### *stations with approx. distances...*

Haywards Heath railway station 2.1 miles (Thameslink, Southern and Gatwick express services) London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins

Balcombe (4.2 miles).  
Three Bridges (8.6 miles).

### *schools with approx. distances...*

Haywards Heath College (2.8 miles).  
Warden Park Secondary Academy (3.6 miles).  
Holy Trinity Primary (3.8 miles).  
Burgess Hill Girls School (3.8 miles).  
Great Walstead School (4 miles).  
Ardingly College (4.6 miles).  
Cumnor House Sussex (8.4 miles).  
Handcross Park School (9 miles).  
Worth School (10.6 miles).

## *For more details from Mansell McTaggart...*

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