

An impressive 4/5-bedroom detached family home occupying an impressive corner plot, conveniently situated for highly regarded schools, village centre and road access onto A/M23.



Paynesfield House, Paynesfield, Bolney, West Sussex RH17 5PU

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



Paynesfield House
Paynesfield
Bolney
West Sussex
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*The property has been beautifully modernised and refurbished by the present owners, occupying a generous corner plot with double garage whilst providing scope for conversion if required (STPP).
Early inspection highly recommended.*

the house...

- 4/5 bedroom detached (2,391 sq.ft.) in a sought-after central village location.
- Convenient road access onto the A/M23.
- 3 separate reception rooms to include sitting room, conservatory/sun room & ground floor bedroom/study.
- Kitchen/dining/family room. Utility room with doors to outside & integral garage.
- Modernisation & refurbishment to a particularly high standard.
- Master bedroom with walk-in wardrobe/dressing room, en-suite shower room & balcony.
- 3 further well-proportioned bedrooms & family bathroom.
- Within close walking proximity of the highly regarded primary school.
- Scope to extend/convert garage STPP.
- EPC Rating: D. Council Tax Band: G.

Outside and gardens...

- Private driveway providing parking for several vehicles.
- Convenient location close to village centre & nearby schools.
- High degree of privacy & seclusion.
- Front area of garden.
- Landscaped rear garden enjoying high level of privacy.
- Double garage 18'8 x 18'8 (350 sq.ft) offering scope to convert (STPP).

see more on page 7





in more detail...

A modern and impressive, 4/5 BEDROOM DETACHED FAMILY HOUSE of 2,391 sq.ft, occupying a GENEROUSLY SIZED CORNER PLOT in a convenient central village location.

The property is suitably situated within a short walk of the village centre, highly regarded primary school along with easy road access onto the A/M23.

This superb property offers versatile living accommodation and comprises: a spacious ENTRANCE HALL with CLOAKROOM/WC off, opening into an impressive, double-aspect SITTING ROOM with an open fireplace, feature curved wall and sliding door into a CONSERVATORY/SUN ROOM. To the far end of the sitting room is a squared opening through to an extremely bright and airy STUDY AREA. A contemporary and extensively fitted Shaker-style KITCHEN is positioned off the sitting room complete with a central island and finished with a solid walnut surface, whilst providing high-seating for four. Integrated appliances include an induction hob, double electric ovens, dishwasher, fridge, freezer and a sizeable wine cooler. To the far end of the kitchen is a FAMILY AREA with large window displaying views over the garden. A separate UTILITY ROOM off the kitchen benefits from a door to outside as well as a further into the integrated garage.

A feature staircase rises to the FIRST FLOOR onto a galleried LANDING with hatch to a large, fully insulated loft with light. The double aspect MASTER BEDROOM SUITE enjoys a SOUTH-FACING BALCONY, ideal for alfresco summer breakfast, and a fitted WALK-IN WARDROBE/DRESSING ROOM with window leading through to a luxurious EN-SUITE SHOWER ROOM. THREE FURTHER DOUBLE BEDROOMS, two of which benefit from fitted wardrobes and a splendid, modern FAMILY BATHROOM with shower over bath.



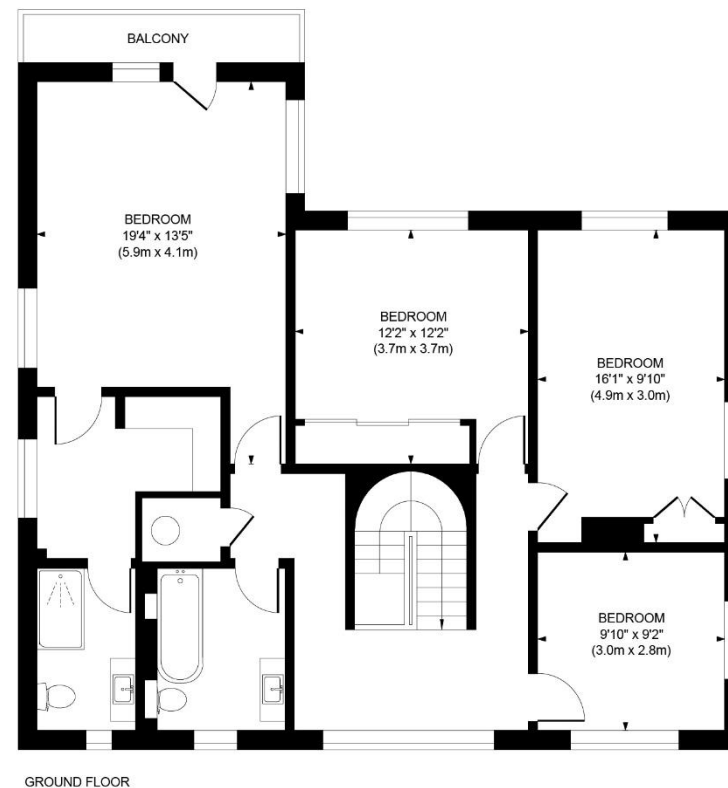
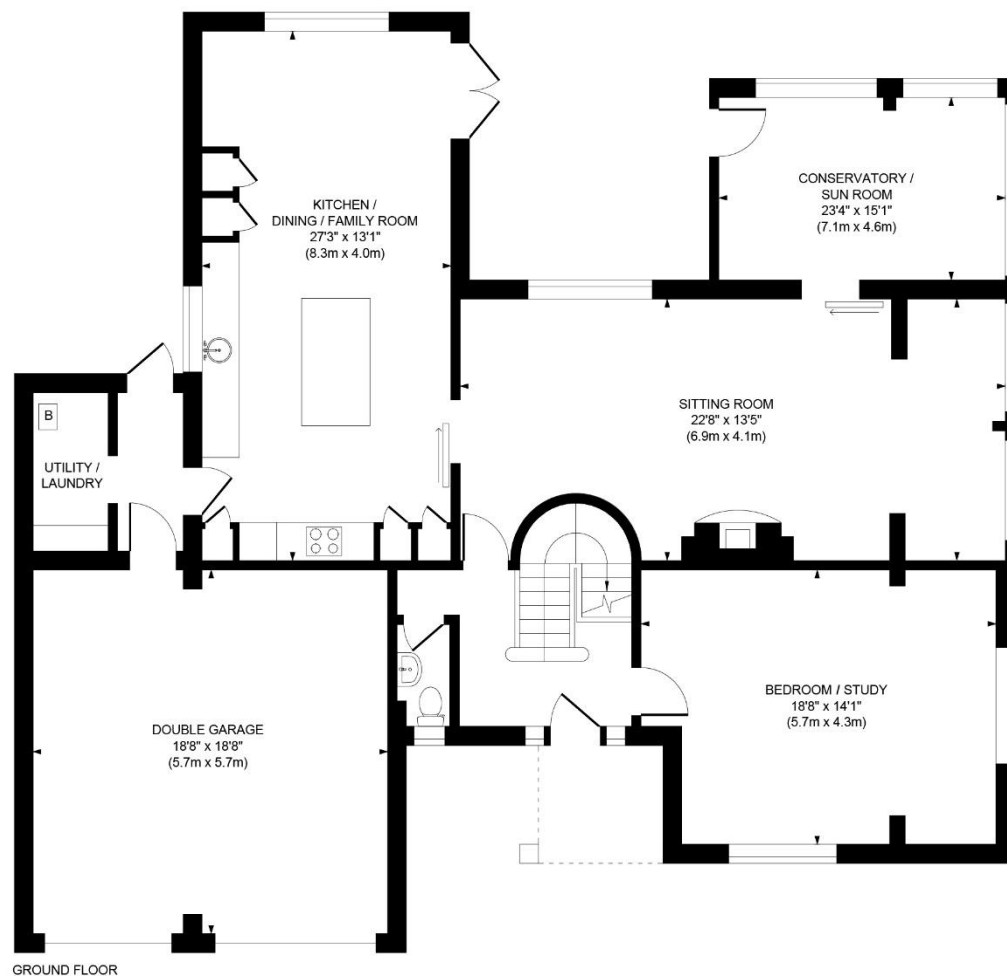
the floorplan...

Approximate Gross Internal Area

Main House 2391sq. ft / 222.17 sq. m

Garage 350 sq. ft / 32.49 sq. m

Total 2741 sq. ft / 254.66 sq. m



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 assessed 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...

A PRIVATE DRIVEWAY provides parking for several vehicles along with a FRONT AREA OF GARDEN laid to lawn displaying plant and shrub borders.

DOUBLE GARAGE (18'8 x 18'8) with twin doors, power, light and door into utility room.

A side gate leads to a fully enclosed REAR GARDEN laid to a level, L-shaped lawn bordered with hedging and shrubs whilst enjoying a decked terrace, ideal for entertaining.

The garden enjoys a HIGH DEGREE OF PRIVACY.

Mains drainage

worth bearing in mind...

Properties such as this seldom become available within the village, particularly in such a sought-after location.

Whether you are looking to create the perfect family home, or to downsize, this fine property offers the versatility and scope to accommodate such needs and desires.

An early inspection is highly recommended to avoid disappointment.



the location...

The property is situated in a small, select, cul-de-sac off 'The Street' in Bolney village, where there is a pub/restaurant, The Bolney Stage and the award-winning Bolney Wine Estate with its vineyard tours, restaurant and café, along with the picturesque church of St. Mary Magdalene,

Bolney C of E Primary School, the Rawson Village Hall and a playground. Various sports clubs and social clubs/groups are on hand as well as an abundance of bridleways and footpaths to enjoy the immediate countryside.

The larger town of Haywards Heath (5.5 miles) provides more comprehensive shopping facilities and amenities, whilst a little farther out is Crawley (9.5 miles), Horsham (10 miles) and Brighton (15 miles) where extensive shopping, social and recreation facilities as well as services can be found. The property is also conveniently situated for the A/M23 which gives quick road access to London, Gatwick Airport (15 miles), the M25 and the south coast.

The property is just a short stroll away from the village centre.



schools...

Bolney Primary School (0.7 miles).

Warden Park Secondary Academy School in Cuckfield (4.6 miles) NB: the property is within the catchment area for this school.

Central Sussex Sixth Form College in Haywards Heath (5.7 miles).

(N.B. DISTANCES ARE APPROXIMATE).

stations...

Burgess Hill (5.5 miles).

Three Bridges (10.7 miles).

Haywards Heath mainline rail station (5.5 miles) providing fast commuter links to London (Victoria/London Bridge both 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

(N.B. DISTANCES AND TIMES ARE APPROXIMATE).

road links...

By road, access to the major surrounding areas can be gained via the A/M23, lying approximately 2.1 miles distant giving swift access to Brighton, Gatwick Airport and the M25, connecting to the wider motorway network.

more details from Mansell McTaggart...

call: Cuckfield: 01444 417600
email: cf@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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