



The Gatehouse, St Georges, Mill Lane, North Chailey BN8 4EG

£535,000



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# The Gatehouse, St Georges

A handsome, individual 3 BEDROOM WING forming part of this stunning character building which was originally the Chailey Heritage School built in the 1930's and converted into residential properties in the 1990's all set in glorious communal grounds adjoining Chailey Common nature reserve.

An arched wooden door leads into the hall off which is a downstairs cloakroom/wc. To the left is the DOUBLE ASPECT SITTING ROOM and to the rear is the kitchen with gas hob, electric double oven, integrated fridge/freezer, washing machine & tumble dryer. An archway from the kitchen leads to the dining room which has views to Chailey Windmill.

On the first floor there are 3 bedrooms (with EN SUITE SHOWER ROOM), a study area, a bathroom & great views.

The lovely 6 acre communal grounds are a real feature with views to the Downs & laid mainly to lawn. There is also a GARAGE & plenty of additional/visitor parking.

- A HIGHLY INDIVIDUAL THREE BEDROOM CONVERSION OF A FORMER SCHOOL SET WITHIN SUPERB COMMUNAL GROUNDS ADJOINING CHAILEY COMMON NATURE RESERVE – NO ONWARD CHAIN
- HALL & DOWNSTAIRS CLOAKROOM
- SITTING ROOM, SEPARATE DINING ROOM & WELL EQUIPPED KITCHEN
- THREE BEDROOMS (ONE WITH EN SUITE SHOWER ROOM) & BATHROOM
- GARAGE, AMPLE VISITOR PARKING & SUPERB LAWNED COMMUNAL GARDENS
- GAS CENTRAL HEATING, STONE WINDOWS & HIGH CEILINGS
- FREEHOLD EPC D & COUNCIL TAX BAND G LEWES





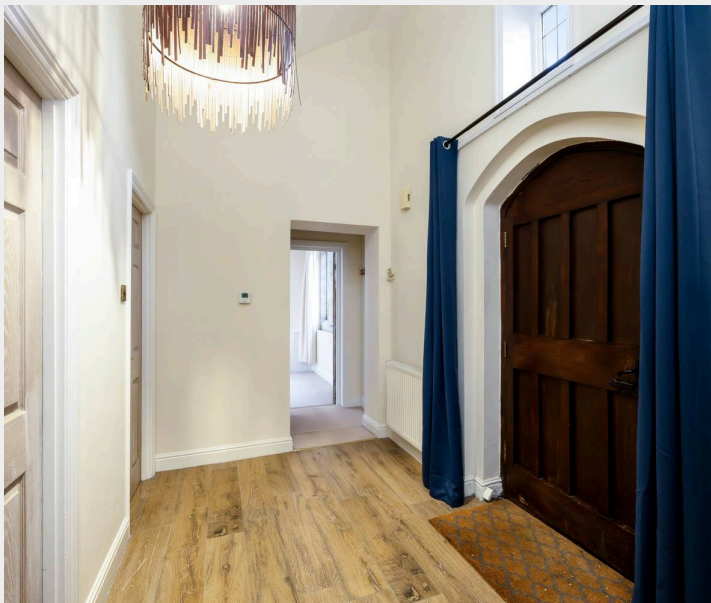


## The Gatehouse, St Georges

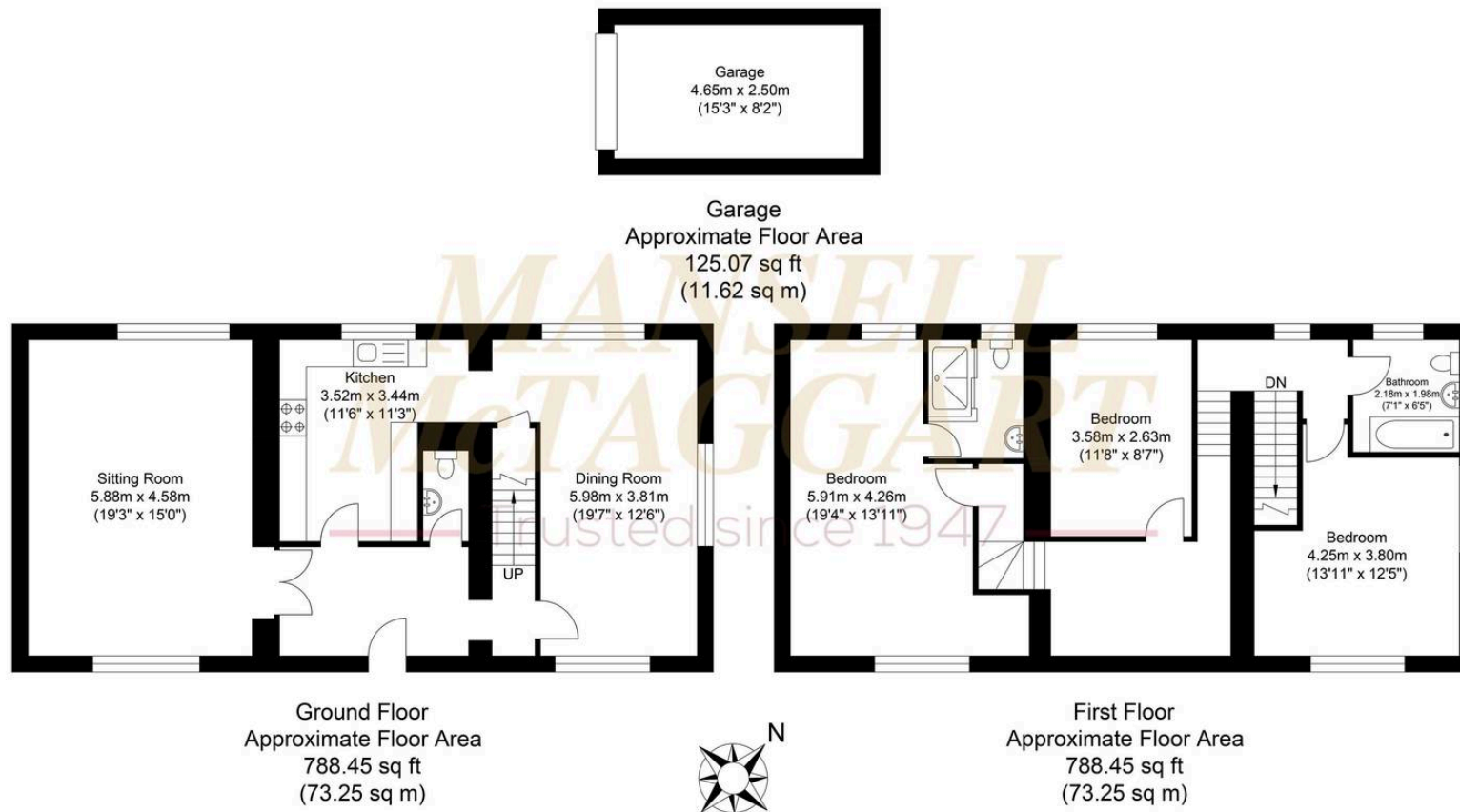
St. George's occupies an elevated rural position approached over a 200 yard driveway surrounded by Chailey Common Nature Reserve and this lovely open area with interesting old windmill is interspersed with footpaths and bridleways linking with the neighbouring districts and provides good access by road to a number of the surrounding major towns. North Chailey is a small village with a garage which has a good shop. There are primary schools at both Chailey Green and Newick (Ofsted outstanding) and a secondary school at South Chailey. Private schools are also well represented throughout the area. Haywards Heath is approximately 5 miles to the west where there is an extensive range of shops, stores and mainline railway station with fast and frequent rail services to London (Victoria & London Bridge approx. 45 minutes) and the south coast. Extensive shopping facilities and railway stations can also be found at Lewes to the south, Uckfield to the east and East Grinstead to the north. The charming village of Newick with its green and various stores, 3 pubs, restaurant, café and modern area health centre is 2 miles east.

**DIRECTIONS** From our Newick office head west along the A272 in the direction of Haywards Heath, continue over the two mini roundabouts at North Chailey and after a few hundred yards is the entrance on the right to St. Georges, sign posted to 'St. Georges and Chailey Windmill'. Turn right up the track here across the common and through the entrance to St. Georges itself.

There is a charge for the upkeep of the communal grounds which is set at £1,340 per annum for 2024/25



## Mill Lane



Approximate Gross Internal Area (Excluding Garage) = 146.5 sq m / 1576.9 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Newick

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