



1 Grammar Court, St George's, Mill Lane, North Chailey BN8 4EG

£675,000



**MANSELL
McTAGGART**
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1 Grammar Court, St George's

An impressive & spacious (2,184sq ft) FOUR BEDROOM WING forming part of this characterful property which was originally the Chailey Heritage School built in the 1930's and converted into residential properties in the 1990's set in SUPERB COMMUNAL GROUNDS of approximately 6 acres adjoining Chailey Common Nature Reserve.

A pretty, arched front door leads into a large hall off which is a study with shelving and stairs rising to the first floor. The heart of the property is the 23'1 x 19'7 DOUBLE ASPECT SITTING ROOM with views to Chailey Windmill off which is the kitchen/dining room which has twin Bosch electric ovens, a Bosch combination microwave oven, a 5 ring gas hob, breakfast bar, dishwasher, washing machine & tumble drier.

On the first floor is a long landing, views over the grounds, 4 good sized bedrooms, an en suite shower room & a luxurious bathroom with freestanding roll top bath.

The lovely communal grounds are a real feature set well back from the road with views to the Downs & laid mainly to lawn . There is also a DOUBLE GARAGE & plenty of additional parking.

- SPACIOUS (2,184 SQ FT) 4 BEDROOM WING OF CONVERTED SCHOOL SET IN 6 ACRES OF SUPERB COMMUNAL GROUNDS ADJOINING CHAILEY COMMON NATURE RESERVE
- GENEROUS HALL, STUDY & DOWNSTAIRS CLOAKROOM/WC
- 23'1 X 19'7 SITTING ROOM & KITCHEN/DINING ROOM
- 4 BEDROOMS, BATHROOM & EN SUITE SHOWER ROOM/WC
- GAS FIRED CENTRAL HEATING
- DOUBLE GARAGE & AMPLE PARKING
- FREEHOLD EPC C COUNCIL TAX BAND G LEWES





1 Grammar Court, St George's

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 popular 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.



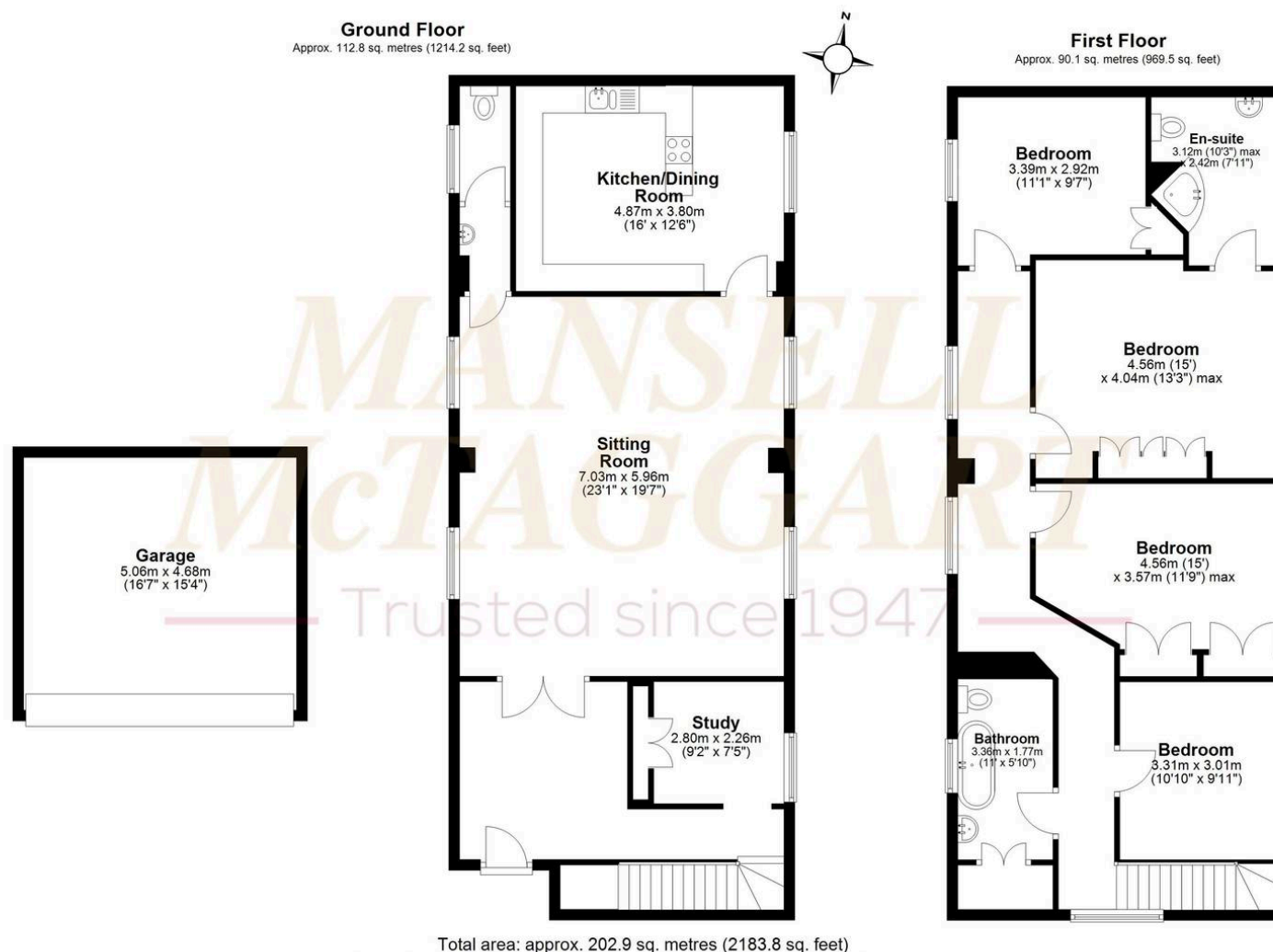


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