



Colwood Court Lodge  
Colwood Lane | Warninglid | Haywards Heath | RH17 5UQ



# Step inside

## Colwood Court Lodge

Occupying a delightful rural position between the picturesque villages of Warninglid and Bolney, this beautifully presented Arts and Crafts inspired family home has been meticulously extended and maintained by the current owners. Surrounded by rolling farmland, the property offers an enviable lifestyle within easy reach of local village amenities, excellent transport links, and prestigious schooling.

The property is approached via electric gates which open onto a substantial frontage that affords both presence and privacy. Arranged over two floors, the accommodation is both spacious and versatile, ideal for modern family living.

The ground floor comprises a welcoming reception hall, leading through to an elegant drawing room with a feature open fireplace, a formal dining room, and a stunning orangery/ garden room that floods the space with natural light and frames views over the gardens. The bespoke kitchen is a true centrepiece, featuring a central island, exposed brick detail a classic Range cooker and a larder. To complete this floor there is a useful cloakroom, boot room and utility room. There is access to the integral double garage, which offers potential to be converted into additional living space if required (STPP)

The staircase rises to a bright and spacious landing, where multiple windows frame picturesque views of the surrounding countryside to the front. There are four generously proportioned bedrooms, including a superb principal suite with en-suite and a private balcony overlooking the beautifully landscaped rear gardens. The well-appointed family bathroom serves the other three bedrooms.

Externally, the grounds are a particular feature, with the property enveloped by mature gardens that have been thoughtfully designed and impeccably maintained. Manicured lawns are interspersed with specimen trees, vibrant flower beds, two sheds and a character greenhouse. A paved terrace provides an idyllic setting for al fresco dining and entertaining. The garden also houses a beautiful summerhouse, perfectly positioned to enjoy the garden views.

The driveway offers ample parking and is bordered by beautifully landscaped planting, enhancing the property's curb appeal.

This is a rare opportunity to acquire a truly special home that combines timeless architectural charm with all the comforts of contemporary living, in one of Mid Sussex's most desirable rural settings.

The nearby villages of Warninglid and Bolney offer a quintessential English charm, with welcoming public houses, well-regarded primary school, a village hall, church, and recreation grounds. The historic village of Cuckfield, with its boutique shops and quaint cafés, lies just five miles away, and the larger town of Haywards Heath, just a short distance further, offering a wider range of shops and amenities, as well as a mainline railway service to London Victoria (44 minutes) and London Bridge (42 minutes) The A23/M23 provides easy access to Brighton, Gatwick, and the M25 and national motorway network. There are also a number of excellent schools in the area, state and private sector, including the popular Bolney CE Primary School, Handcross Park Preparatory School, Hurstpierpoint College, Cottessmore, Brighton College, Ardingly College and Burgess Hill School for Girls.













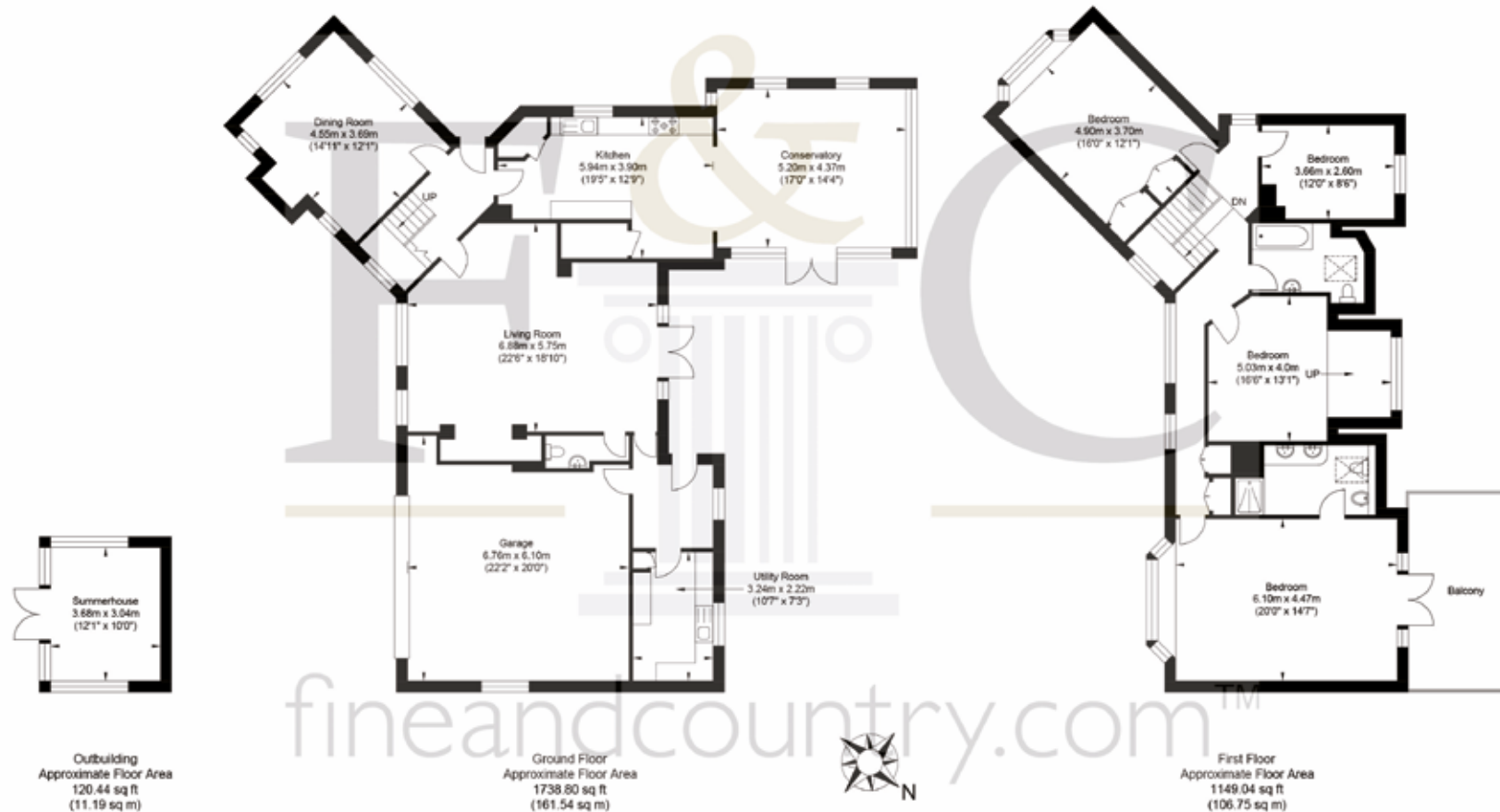




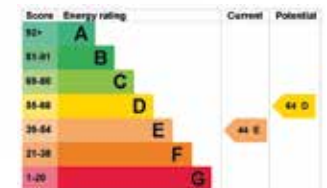




## Colwood Lane



Approximate Gross Internal Area (Including Garage & Excluding Outbuilding) = 268.29 sq m / 2887.84 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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