



BRIDGEHALL  
FARMHOUSE



# BRIDGEHALL FARM

Offering the perfect mix of spacious, well-arranged accommodation, original character and a contemporary high specification finish throughout, the fabulous Bridgehall Farm is the perfect family home.

Originally built in 1930, the home was substantially extended by the current owners in 2012 – an extension that has transformed the home to offer fantastic entertaining space of just under 2,700 sqft on a superb plot of 0.8 acres, with swift links to Burgess Hill, Haywards Heath and Cuckfield.

Leaving Cuckfield Road, the house is set well back from the road and is approached by electronic gated entrance with a sweeping gravel driveway providing plenty of parking.

You'll be immediately struck by the leafy surroundings and feeling of privacy and seclusion.





## Let Me Entertain You

The kitchen/dining/family room is the beating heart of this home - a sublime open plan place that is the ultimate space for entertaining friends, with bi-fold doors opening on to the garden to blur the divide between the outside and the in.

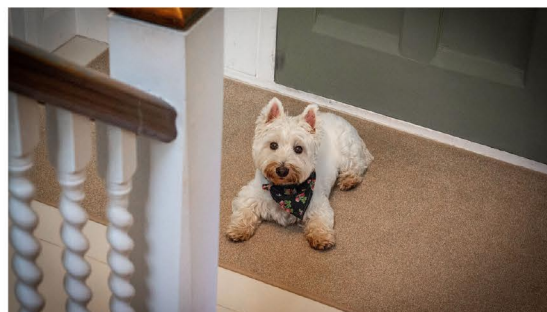
The kitchen offers beautiful granite worktops, handleless grey units, four person breakfast bar, underfloor heating and an extensive range of integrated Siemens appliances, perfect for a keen chef.

Integrated appliances include three ovens (one with warming plate), induction hob, dishwasher and fridge freezer and there is also a separate utility room with sink, plumbing and side door to the garden – very handy after a muddy dog walk or football/rugby with the kids.

# Flexible Living

The sitting room is an inviting space that offers a cosier retreat, especially with the log burner fired up on a cold winters evening. The warming wooden floors tie in with the exposed brickwork and oak mantel to add to the characterful feel and there is a lovely outlook over the garden.

Just over the hall you have another living room that offers an incredible amount of versatility. Our clients have used it as a snug, family room and home office. There is also a cloakroom and very handy coats cupboard.





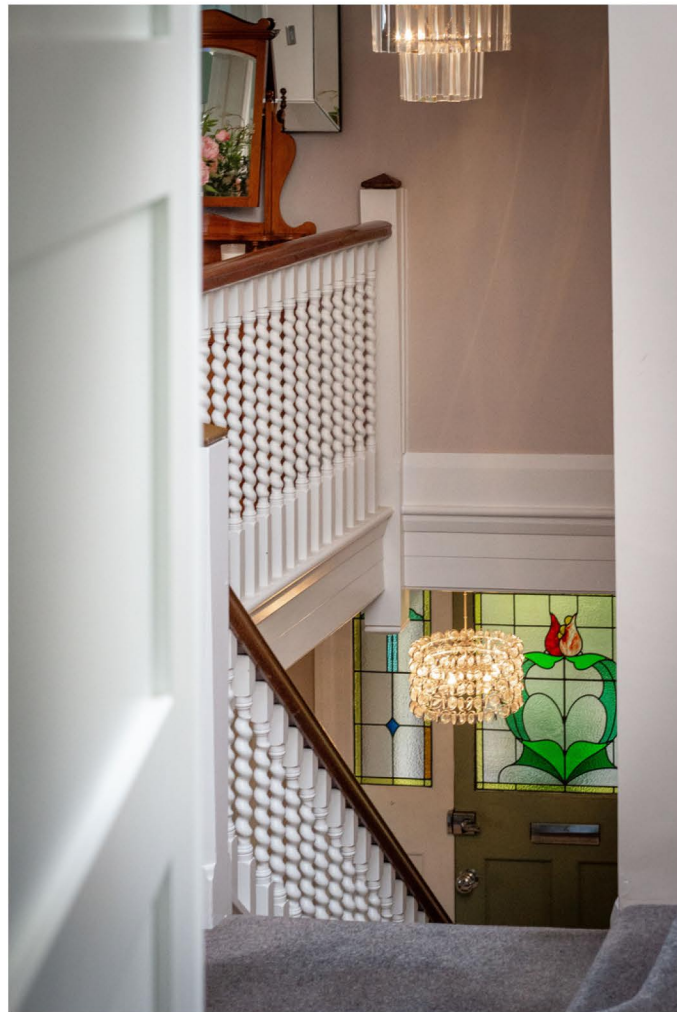
## Rest & Revive

The impressive staircase is a feature in itself with beautiful carved spiral spindles. As you reach the split-level first floor landing you'll be struck by the vast amount of natural light that pours in through the cleverly placed skylight. Looking back down the stairs, the light glistens off the chandeliers (not included) and the stained glass window on the front door reminds you of the home's original age.

The generous master bedroom is an impressive and relaxing sanctuary away from the rest of the bedrooms. The main bedroom space is incredibly generous, with double doors that open on to the balcony – the perfect spot for a morning coffee.

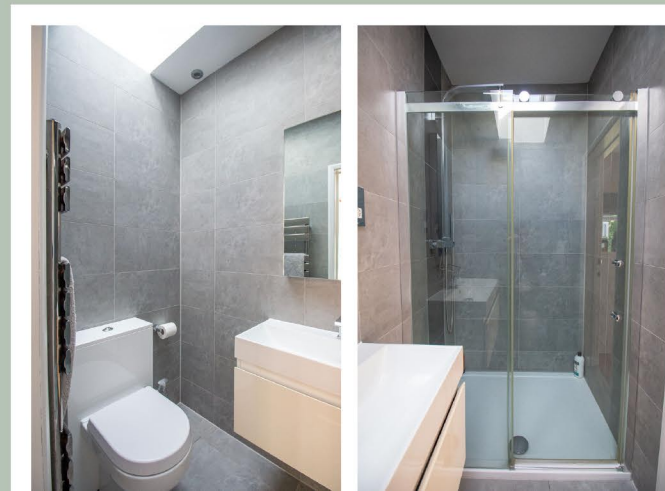
The separate dressing room is kitted out with fitted wardrobes and the luxurious ensuite enjoys a walk-in double shower, tasteful grey tiling and contemporary suite.





The second bedroom is another generous double, again with modern ensuite shower room and the most delightful of outlooks over the garden. The third and fourth bedrooms are also doubles, both with extensive fitted wardrobes.

The beautiful family bathroom is a blissful space to unwind, with the eye-catching standalone bathtub boasting the most pleasing vista over the gardens & paddock. The fully tiled finish adds a touch of class and the walk in shower means there are three in the house.



# Glorious Garden

Outside the home impresses as much as internally, proudly sitting on an enviable 0.8 acre plot with large swathes of level lawn that is enclosed by established borders with some beautiful trees including Lime and Willow. The main garden is predominantly west facing meaning you enjoy plenty of afternoon and evening sunshine.

The large paved terrace is the perfect spot for a barbecue or some al-fresco dining and you can relax with a glass of something chilled whilst watching the children play. The summerhouse provides handy storage space and a gate leads through the 170ft x 40ft paddock.





# Out & About

Bridgehall Farm enjoys a semi-rural position on the northern outskirts of Burgess Hill. This position offers an incredibly amount of convenience with easy links to the gorgeous village of Cuckfield, back in to Burgess Hill and nearby Haywards Heath.

The Oak Barn gastropub, arguably the best pub in Burgess Hill, is just a moments walk and offers superb Sunday Lunch! You're also close to Burgess Hill's 9 hole par three golf course and driving range.

For rail connections you're spoilt for choice with Haywards Heath, Burgess Hill and Wivelsfield's mainline stations all within easy reach and providing regular services to London in around 45-50 mins, Gatwick Airport in 20 mins and Brighton in 15 mins.



Nearby Cuckfield



The area boasts some excellent schooling in both the private and state sectors. Hurstpierpoint College, Ardingly College, Burgess Hill Girls School and Handcross Park are all nearby, whilst St Pauls Catholic College is very highly regarded.

Burgess Hill offers three supermarkets in the form of Waitrose, Tesco and Lidl and you are only a few miles from the cosmopolitan city of Brighton & Hove with world class shopping in The Laines.

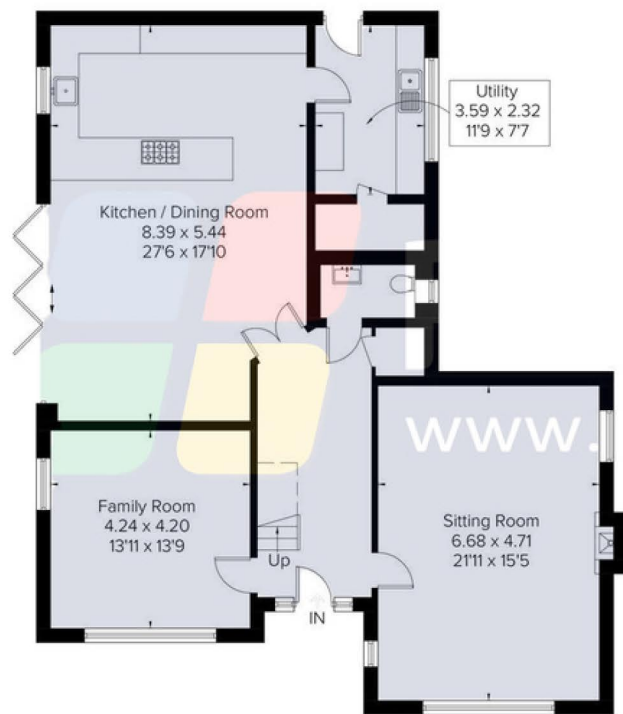


Ockenden Manor & Spa

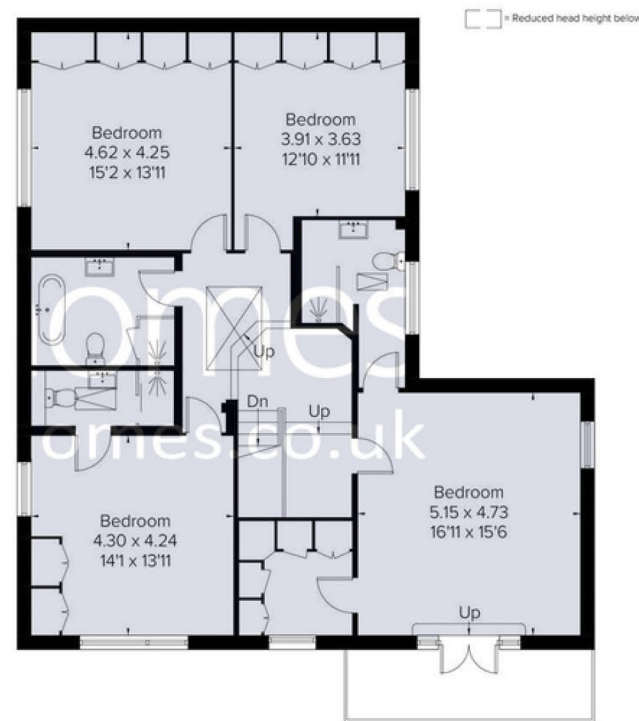


Ditchling Beacon

Approximate Area = 248.5 sq m / 2675 sq ft  
Including Limited Use Area (2.3 sq m / 25 sq ft)



Ground Floor



First Floor

# The Finer Details

Title Number: WSX60263

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: G

Plot Size: 0.82 acres

Gross Internal Area: 2,675 sq ft

Services: Mains drainage, LPG gas, mains electricity, private drainage system (located in paddock)

*We believe this information to be correct but cannot guarantee its accuracy and recommend any intending purchaser checks details personally.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	51 E
1-20	G		



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