



**Eastridge Lodge Wineham Lane  
Haywards Heath, West Sussex, RH17 5SD  
Guide Price £1,400,000 Freehold**

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# **A Stunning Detached Three/Four Bedroom Property Set in 1.13 Acres with Beautiful Gardens. The Property Further Benefits From a Gym/Games Room, Three Stables, Tack Room and Two Self Contained Apartments.**

## **Situation**

Eastridge Lodge is rurally situated on the Northern side of Wineham Village which is home to The Royal Oak, an old fashioned pub dating back to the 1700's. The property is only a few minutes away from the A272 affording easy links to the A23/M23 and Gatwick Airport. Henfield village is about 3.5 miles and has a vibrant community with a High Street of shops and inns together with churches, library, leisure centre, medical centre and primary school. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Horsham. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School for Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. The coast is about 8 miles distant.

## **Description**

The property which dates from 1904 has been substantially extended and improved in recent years and offers an excellent opportunity for multi-generational living as there are two self contained apartments or an opportunity for those looking to have a home and income. The main home offers superbly appointed accommodation with a stunning kitchen/dining room, triple aspect drawing room and 3/4 bedrooms and three bathrooms whilst there are two one bedroom apartments, one having access from the main house and it's own private garden. Outside there is a double garage, three stables, tack room, games room and studio and there are large formal gardens and an area of woodland.

## **Step Inside**

The property has a spacious reception hall with cupboard housing the oil fired boiler and a door leading to the larger apartment. There is a ground floor bedroom and a lovely half tiled bathroom with white suite. The oak flooring in the hall continues through to the stunning double aspect kitchen/dining room with windows overlooking the driveway and garden along with French doors to the covered sun terrace. There is a superb range of kitchen units with cupboards, drawers and pull out vegetable baskets, under granite work surfaces with Butlers sink, grooved drainer and concealed dishwasher and pull out bins. 'Rangemaster' range cooker with induction hob with extractor above on a feature canopy with shelving. Walled cupboards and plate rack. Centre island unit with pan drawers and further cupboards with 'Rangemaster' American style fridge/freezer. Glazed doors from this room lead to the triple aspect drawing room with feature electric fire, large window, doors to the covered sun terrace and door to the side. Stairs lead from this room to the landing off which there are three bedrooms. All three bedrooms are double aspect with built-in wardrobes and the master bedroom has a feature balcony enjoying a delightful outlook over the gardens. There is a fully tiled bathroom with underfloor heating and a separate fully tiled wet room with shower and under floor heating.

The larger apartment which can also be accessed from the main house has a double aspect sitting room with bay window and a large re-fitted kitchen/dining room with bay window. There is a bedroom and a bathroom and electric heating. Enclosed

private garden with patio and lawn.

The smaller apartment has a 'L' shaped sitting room/kitchen and a bedroom with en-suite shower room and electric heating.

## **Step Outside**

The property is approached over a large driveway leading to a double garage with two remote doors, windows and access to the main house. There is also additional parking for the two apartments, and there are double gates leading to the garden. The gardens are a delightful feature with a large covered sun terrace off the kitchen/dining room and drawing room ideal for entertaining with pathways leading off to a series of ponds, bridge and waterfall. There is also a vegetable garden. A series of paths lead to 'secret areas' and to three stables, tack room and games room. There is a lawn and then a large main lawn with mower shed and gate at the western end of the garden leads to an area of woodland. By the driveway is a studio with power, light and water with French doors with sink unit and cupboards. Oil storage tank

A further path leads to the second apartment and a gate to the private garden with lawn and patio belonging to the larger apartment. In all the garden and grounds amount to 1.13 acres.

## **Property Information**

Council Tax Band G: £3869.00 2025/2026

Utilities: Mains electric. Mains water and Private Drainage

Parking: Double Garage and Private Driveway

Broadband: Standard 7 Mbps, Ultrafast 1800 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

## **Property Misdescription Act 1991**

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.

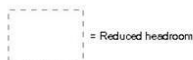






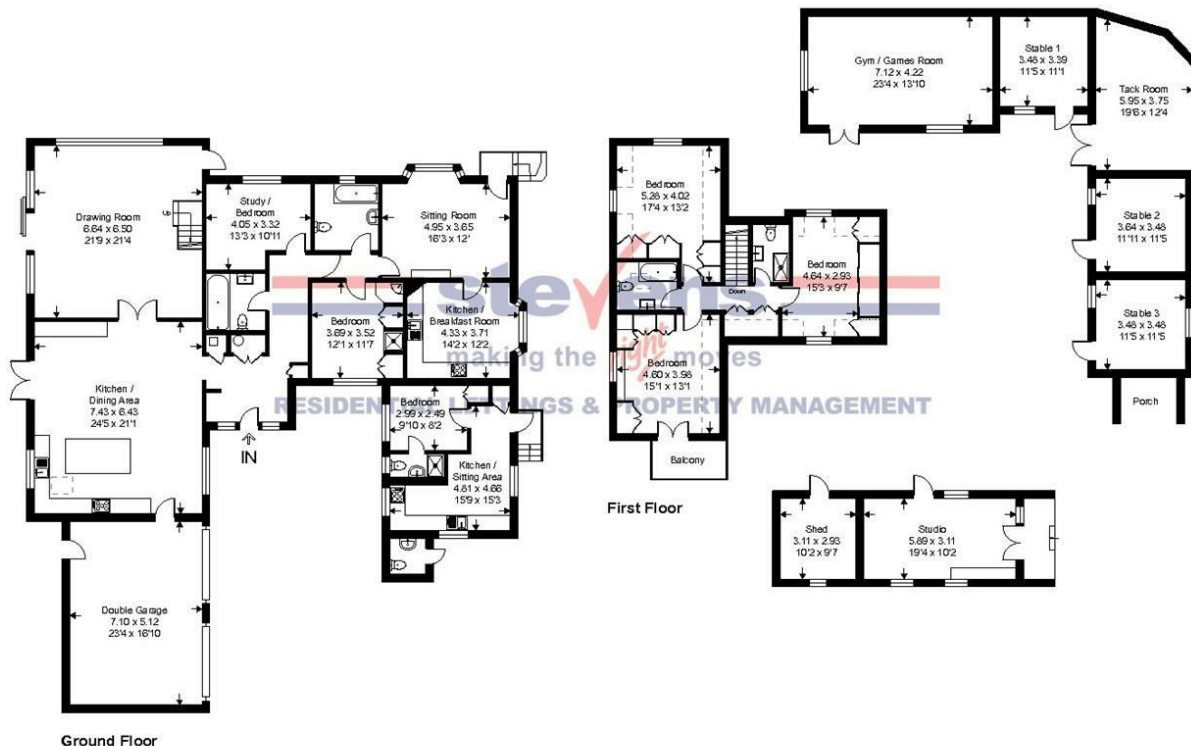






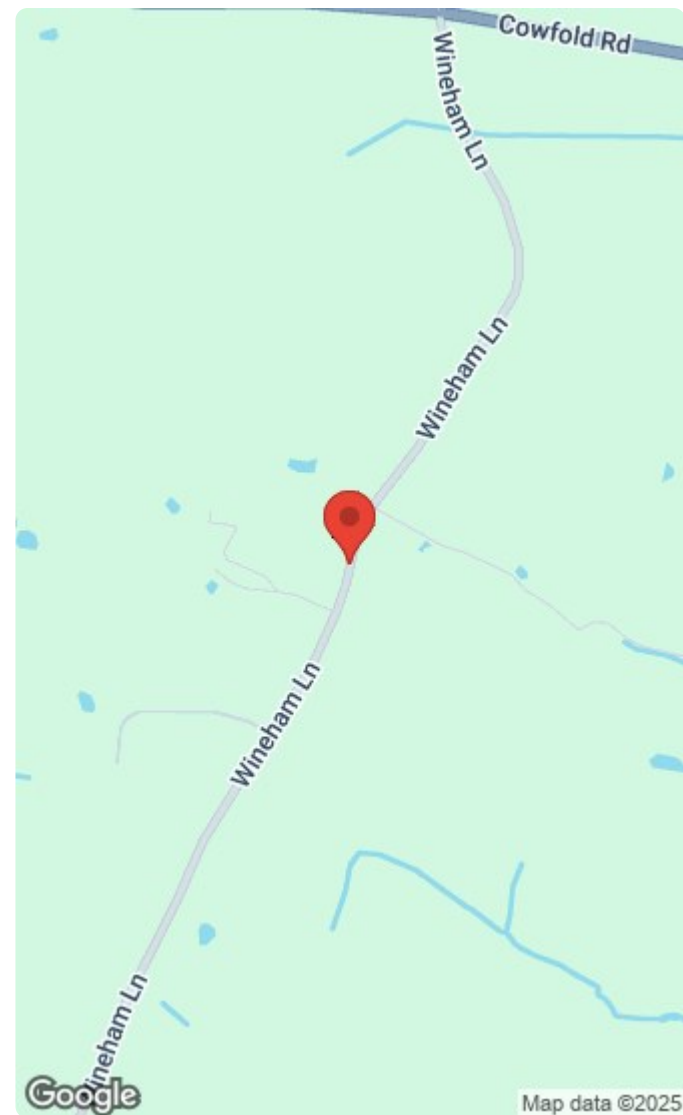
## Wineham Lane, RH17

Approximate Gross Internal Area = 273 sq m / 2934 sq ft  
Approximate Garage Internal Area = 36 sq m / 391 sq ft  
Approximate Outbuildings Internal Area = 120 sq m / 1289 sq ft  
Approximate Total Internal Area = 429 sq m / 4614 sq ft  
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## Viewings by appointment only

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### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>65</b>                                   |                         | <b>79</b> |
| England & Wales                             | EU Directive 2002/91/EC |           |