



CHATFIELD HOUSE

Bolney, Haywards Heath, West Sussex



AN HISTORIC COUNTRY HOUSE WITH MANY ORIGINAL CHARACTER FEATURES STILL IN PLACE, SECONDARY ACCOMMODATION, SWIMMING POOL, TENNIS COURT, ALL SET IN PRIVATE GROUNDS OF AROUND 11 ACRES.

Summary of accommodation

Entrance hall | Drawing room | Dining room | Study | Kitchen/family room | Utility room | Cloakroom | WC | Cellar

Principal bedroom suite with dressing room | Five further bedrooms | Two bathrooms, both en suite

The Cottage: :Living room | Kitchen | Bathroom | Two bedrooms | Study | Garage

Swimming pool with pool house | Kitchen | Shower room | Plant room

Garage with WC | Storage | Three stables and tack room | Tennis court

In all about 11.10 acres

Distances: Bolney 1.1 miles, haywards heath 6.8 miles (mainline train services to London Victoria, London Bridge 44 mins)
Horsham 9 miles, Gatwick 15.2 miles, London 51 miles (All distances and times are approximate)



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Chatfield House sits just outside of the village of Bolney in a very quiet and secluded location. The country lanes of Cross Colwood Lane and Spronkett's Lane are very peaceful with only local traffic, whilst the impressive Bolney Wine Estate is less than a mile away which boasts wine tours, gift shop and an impressive restaurant.

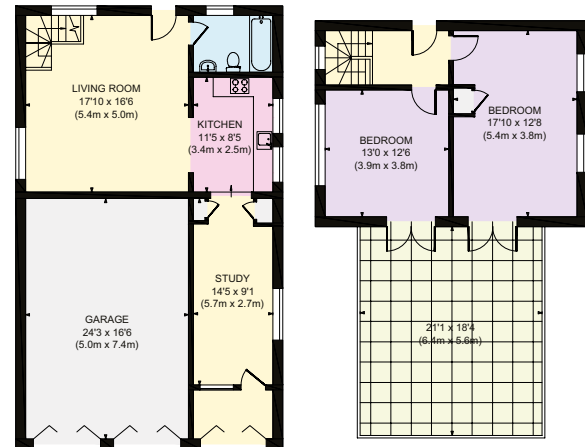
Although Chatfield House is a period property which most likely dates back to the 16th century has a remarkable amount of open plan rooms with the double drawing room and large open plan family kitchen breakfast room.

Upstairs there are six bedrooms with an impressive principal suite overlooking the grounds to the west. Outside is a modest cottage with a built-in garage and two bedrooms upstairs.

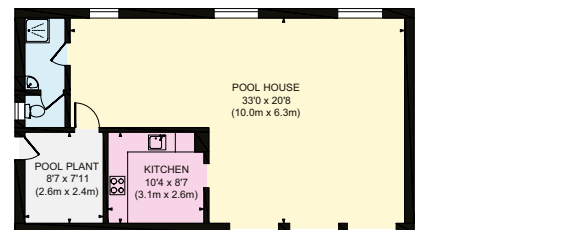




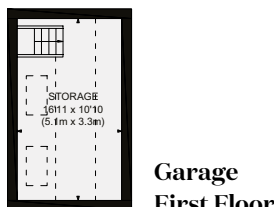
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



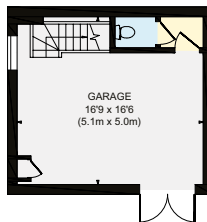
Cottage Ground Floor Cottage First Floor



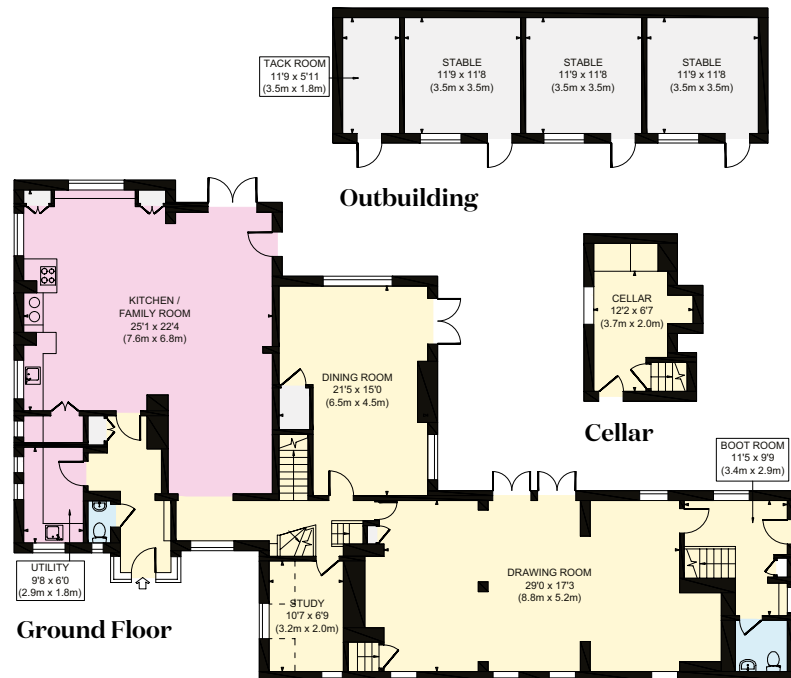
Outbuilding



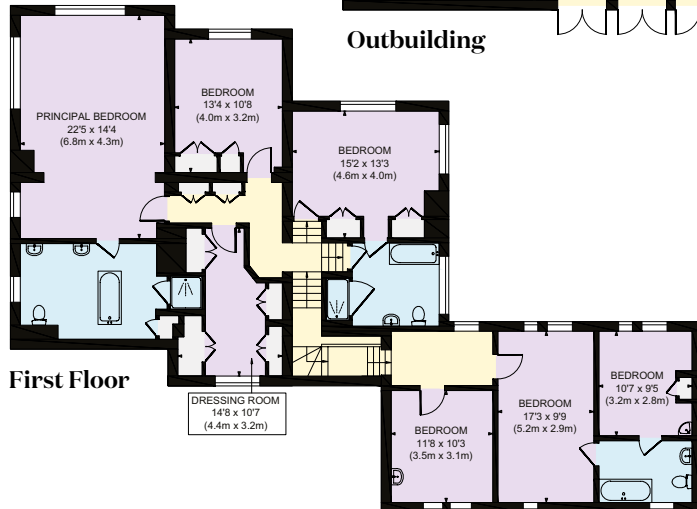
Garage First Floor



Garage Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area
 Main House 4013 sq. ft / 372.85 sq. m
 Garage 512 sq. ft / 47.56 sq. m
 Outbuildings 1275 sq. ft / 118.42 sq. m
 The Cottage 1546 sq. ft / 143.60 sq. m
 Total 7346 sq. ft / 682.43 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



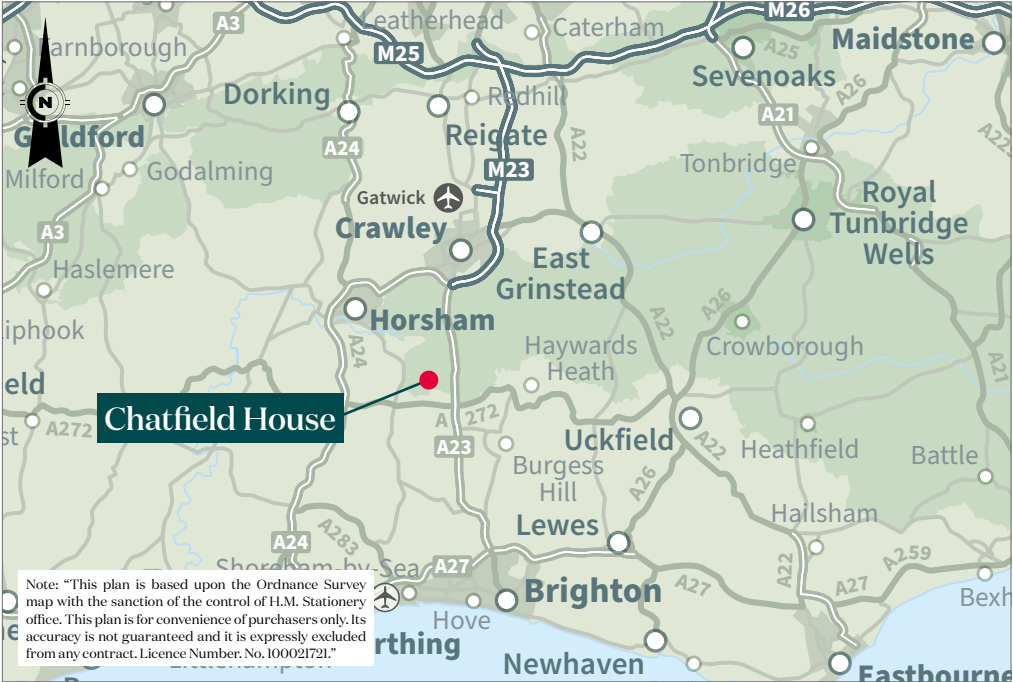
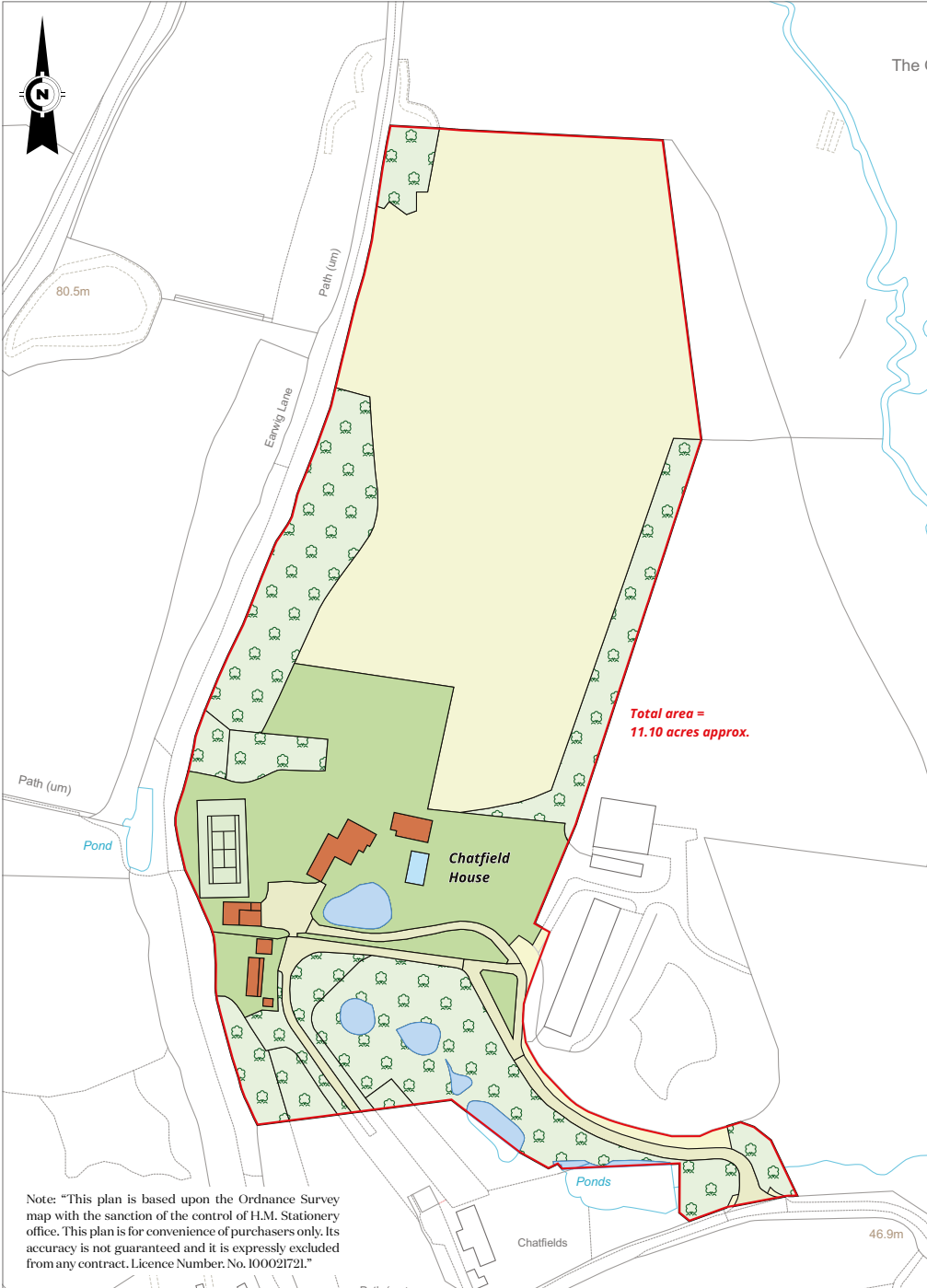


GROUNDS AND GARDENS

The property boasts a charming mini-island pond adjacent to the house, complete with a seating area and a savannah-style hut. Along the driveway, nestled within light woodland, are a series of small ponds adding to the serene atmosphere. Nearby, you'll find an outdoor heated swimming pool accompanied by a spacious pool house featuring a games room, its own kitchen, and a shower room. The house itself is positioned at the end of a winding driveway, surrounded by mature trees that provide privacy and natural beauty. At the rear, there is a tennis court that requires resurfacing. To the west lies the main expanse of open land—an extensive, tree-lined field with no public footpaths, offering peaceful and private countryside space.







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PROPERTY INFORMATION

Services: Oil fired boiler. Private drainage. Mains water and electric

Directions

Postcode: RH17 5RY

What3Words: showcases.filer.poetry

(takes you to the start of the driveway)

Local Authority: Mid Sussex District Council

Council Tax: Band H

EPC: E



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