

Holford Lodge
North Chailey



Welcome Home

Welcome to Holford Lodge – a splendid detached 1920s bungalow of just under 1,700 sq ft, sitting on an enviable ¼ acre south facing plot close to Chailey Common.

This fabulous home is offers spacious and incredibly flexible accommodation that is perfect for family life and is presented in impeccable order.

The large loft space is ripe for conversion and there is also plenty of space to extend to the side/rear, if required. Any work is of course subject to any necessary consents.





H



Flexible living

The heart of home is the open plan, L-shaped, living room that extends to an impressive 25ft x 18ft with plenty of space for sitting and dining areas.

The log burner is the perfect focal point on a chilly winter's evening and there are two sets of French doors that spill out on to the paved terrace in the summer.

The home has oil fired central heating and many of the rooms enjoy underfloor heating. The boiler has been replaced in recent years and is serviced annually. All of the windows are double glazed and there is a private drainage system with waste management treatment plant that was upgraded in recent years too. For those who like to stream or work from home, you have access to a Ultrafast broadband speed with up to 1,000 mbps download.



HL

Quality kitchen

The kitchen was beautifully refitted in 2022 and is a stunning, contemporary space with tasteful dark blue matt cabinetry that sits under opulent quartz counters.

There is plenty of prep and storage space with a range of deep pan drawers and tall larder units. There is an extensive range of integrated appliances for any keen chef, including a oven, grill & steam oven, induction hob, microwave and fridge/freezer.

The 'Quooker' tap offers a choice of boiling, chilled or sparkling water. The breakfast area has seating with built in storage and the vaulted ceiling and skylights create a voluminous, airy feel.

The separate utility houses the washing machine and tumble dryer and leads through to a handy bathroom – perfect after a muddy dog walk on the common!





Sleep & Soak

There are four excellent size bedrooms which offers incredible versatility. The main bedroom is a superb suite with walk-in dressing room and luxurious ensuite with separate shower and bath.

The second bedroom is another great double, overlooking the front and offering its own stylish ensuite shower room.

The third and fourth bedroom could easily be used as studies or play rooms and are served by the family bathroom (off the utility).





Impressive Plot

In total, the plot extends to approximately 0.23 acres and is predominantly south facing meaning you can enjoy sunshine throughout the day. The large expanse of level lawn is perfect for children to play and there is an immense amount of privacy and seclusion on offer.

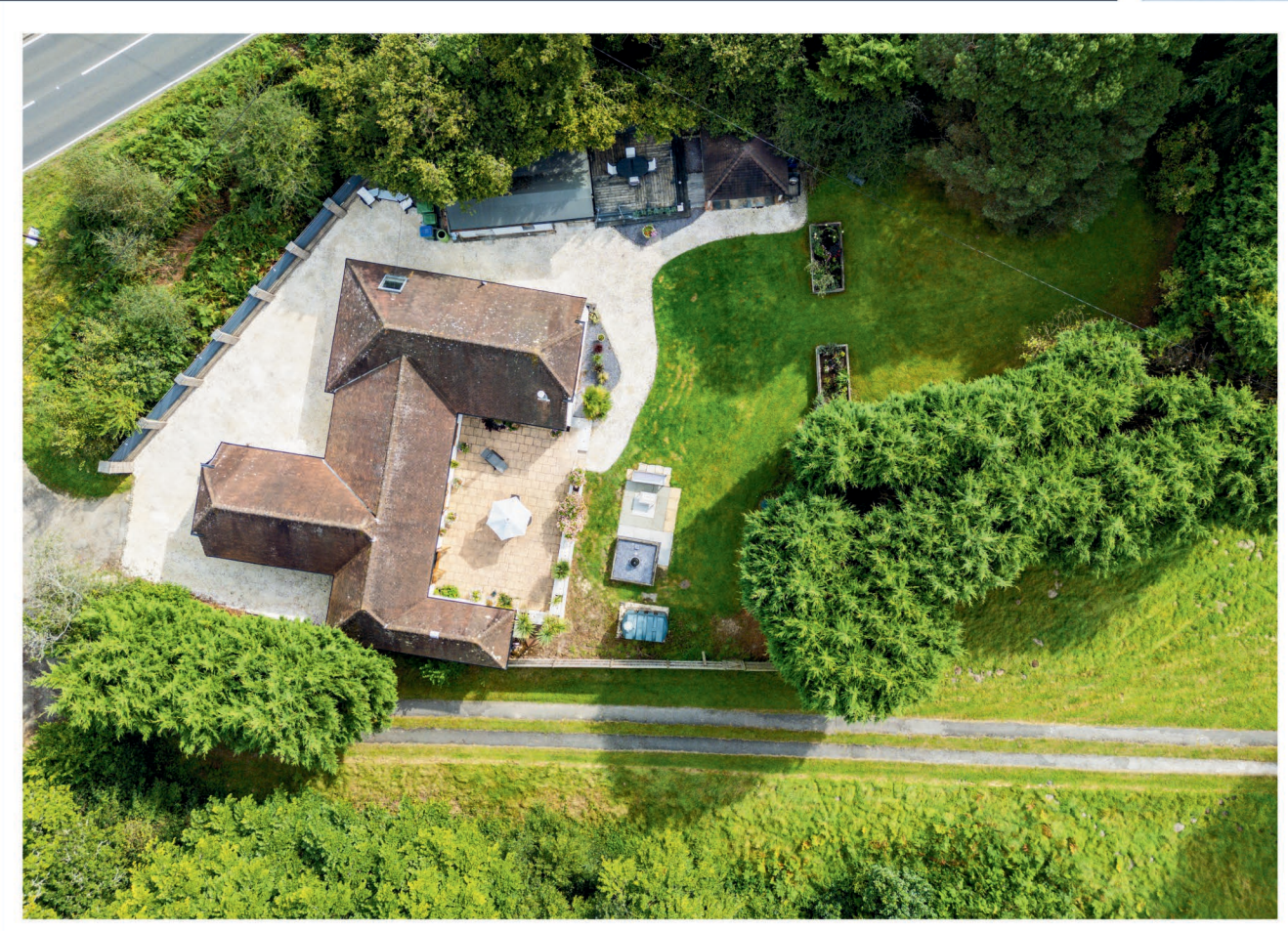
The garden has been designed with outside entertainment in mind, with a large decked terrace and large wooden gazebo that provides power for an outside bar or hot tub.

The large paved terrace that sits immediately adjacent to the house is another perfect spot for some al-fresco dining.

To the front is a gravel driveway providing parking for several cars. There is also space to create a garage/car port if required and the pillars provide the option to create a gated entrance, if required.



HL



OUT & ABOUT

North Chailey is a popular village surrounded by glorious open countryside. There is a convenience store for your every day needs and some highly regarded primary schools at Chailey Green, Plumpton and neighbouring Newick.

For secondary, Chailey Secondary School is nearby whilst Chailey Heritage School has a fantastic reputation. Newick itself offers more extensive amenities including a selection of stores (butchers, bakers, village store, cafe & Newick Tandoori), three pubs, Doctor's Surgery and a Pharmacy.

There is also a fantastic Marks & Spencer Foodhall just outside neighbouring Maresfield, which is a five minute drive.

For commuters, Haywards Heath's mainline station lies five miles west and provides fast and regular services to London, Gatwick Airport and Brighton.

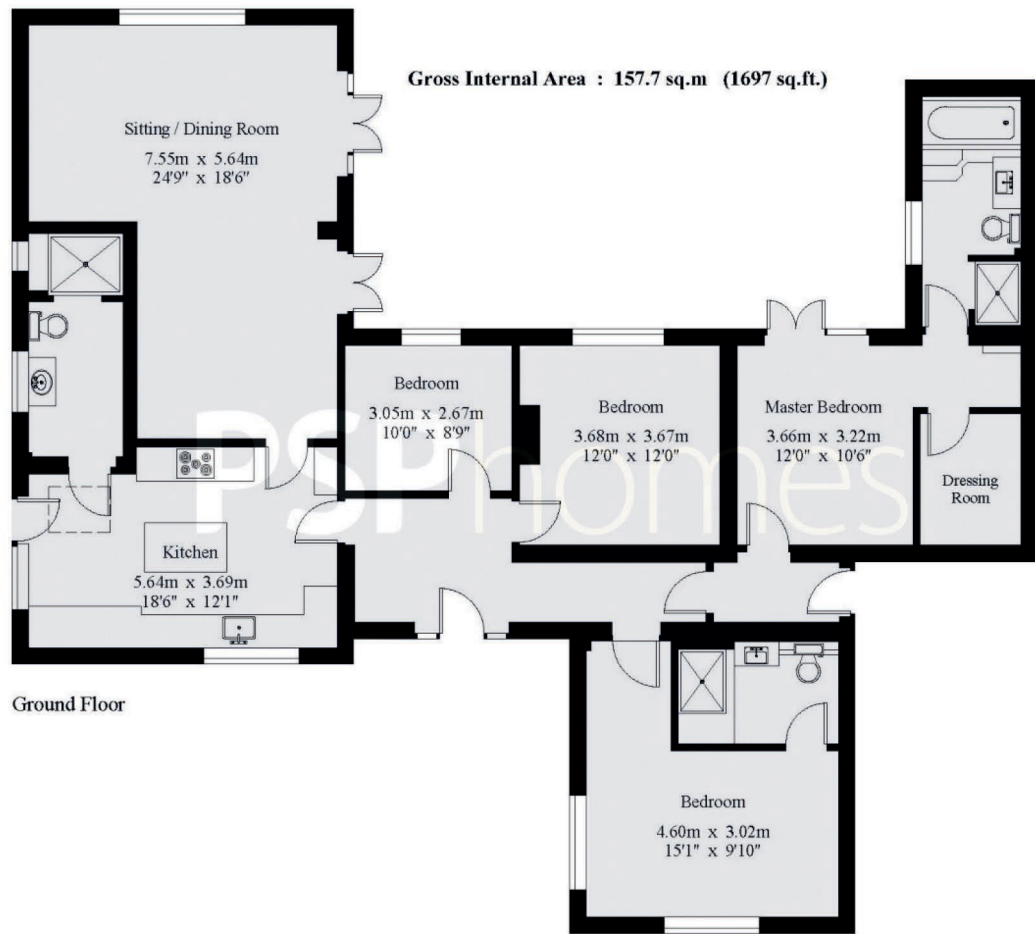
The surrounding areas can be easily accessed via the A272 providing road access through Sussex to both the East & West.

The home sits close Chailey Common. In this location you have over 180 hectares of open countryside, heathland and common land right on your door step with plenty of walks and bridleways, fully open to the public and perfect for dog walking & horse riding.

The site itself is one of the largest areas of open lowland heath left in East Sussex and was designated as a Site of Special Scientific Interest in 1954 and Local Natural Reserve in 1964.

There are also playing fields close by which are home to 'Chailey & Newick Colts' – a thriving Junior Football Side running teams from 5 – 18 years old.





For Identification Purposes Only.
© 2018 Trueplan (UK) Limited (01892) 614881

The Specifics

Tenure: Freehold
Title Number: ESX103962
Local Authority: Lewes District Council
Council Tax Band: F
Services: Mains water and electricity, private drainage, oil heating
Available Broadband Speed: Ultrafast (up to 1000 mbps)
Plot Size: 0.23 acres

We believe this information to be correct but recommend intending buyers check details personally.

We believe this information to be correct but recommend intending buyers check details personally.

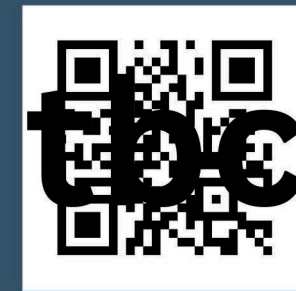
Holford Lodge

HAYWARDS HEATH ROAD
NORTH CHAILEY
EAST SUSSEX
BN8 4DT



[///spots.form.staple](https://spots.form.staple)

Scan to watch video



To arrange a viewing contact
sole agent:

PSPhomes

01444 416999 | hh@psphomes.co.uk | www.psphomes.co.uk



@psphomes



/psphomes