



Rogers Farmhouse

DITCHLING ROAD | HAYWARDS HEATH | WEST SUSSEX | RH16 4QU

Chatt
estates



Situation

A distinguished Georgian home set within about two acres of beautifully designed gardens and boasting a multi functional annexe and outbuildings

The property is situated on the periphery of Haywards Heath which provides a comprehensive range of local shops, amenities, pubs & restaurants with the Broadway and the Orchard shopping centre along with a leisure centre. Regular mainline rail services to London, Brighton and Gatwick (Victoria in approximately 45 minutes) can be reached by car in approximately 25 minutes. This area of Sussex benefits from a variety of superb private and state schools for all ages, within easy reach of the village.

Rogers Farmhouse is an exceptional Grade II listed Georgian residence set within approximately two acres of exquisitely designed gardens, offering a rare balance of timeless architecture and refined contemporary living. Discreetly positioned in a picturesque semi rural setting, the property delivers both seclusion and convenience in equal measure. The principal reception spaces are beautifully proportioned and bathed in natural light. The double aspect sitting room is centred around an impressive inglenook fireplace with wood burning stove creating a warm and atmospheric heart to the home. Complementing this, the stunning contemporary drawing room framed by dramatic full height glazing invites the outside in, offering uninterrupted views across the gardens. At the core of the house lies a bespoke handmade 'Peter Smith' kitchen, thoughtfully designed with handcrafted cabinetry, Quartz work surfaces and a comprehensive suite of premium integrated appliances. Both elegant and highly functional, it flows seamlessly into a breakfast room and is supported by a well appointed utility space. Upstairs, the principal suite is a standout feature, an impressive retreat with vaulted ceilings, ample fitted wardrobes and a luxurious en-suite bathroom complete with freestanding bath and walk-in shower. Four further bedrooms, all well-proportioned are served by a stylishly fitted family bathroom. The grounds are a defining element of Rogers Farmhouse extending to approximately two acres, the gardens have been professionally designed to create a series of distinct yet harmonious spaces, from formal terraces ideal for entertaining to sweeping lawns and more naturalistic planting that blend seamlessly into the surrounding landscape. A beautifully crafted 'Crown Pavilion' breeze house provides a perfect focal point for all year around outdoor entertaining. The property is further enhanced by an excellent range of outbuildings including oak framed garaging with a self-contained annexe above ideal for guests or multigenerational living, additional double garage, workshop and storage facilities ensure flexibility for a variety of lifestyle needs.



Kitchen

- » Shaker style wall and base units
- » Quartz worksurfaces
- » Inset twin stainless steel sink
- » 'Quooker' instant boiling water tap
- » Inset 'Neff' 5 ring electric induction hob
- » Integrated 'Neff' twin combination ovens
- » Integrated 'Neff' microwave
- » Integrated 'Neff' coffee machine
- » Integrated twin 'Fisher & Paykel' drawer dishwashers
- » Space for 'Fisher & Paykel' fridge freezer



Bathrooms

Family Bathroom

- » Free standing bath with wall mounted taps
- » Large fully tiled shower cubicle with wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Modern free standing wash hand basin with a cupboard under
- » Heated ladder style towel radiator
- » Oak flooring



Principal Bedroom En-Suite Bathroom

- » Free standing 'Victoria + Albert' bath with wall mounted taps
- » Fully tiled shower with wall mounted shower, hand shower attachment and wet floor area
- » Twin free standing wash hand basins
- » Low level w.c. suite with concealed cistern
- » Heated ladder style towel radiator
- » Tiled floor



Specification

- » Floor mounted Biomass boiler located in the 'outbuilding'
- » Handmade 'Peter Smith' kitchen
- » A multitude of character filled open fireplaces through the house
- » Triple bay oak framed garage with 2 x electronically controlled doors
- » Large detached double garage with loft space
- » First floor one bedroom annexe
- » Further outbuilding
- » Gardens and ground amassing to approximately two acres
- » Sizable 'Crown Pavilion' breeze house



Outbuildings

Steps lead up to a single storey annexe above the triple bay garage. The annexe comprises a kitchen, bathroom and double bedroom along with a raised decked outside seating area and provides wonderful versatility for housing guests, au pairs or for multi generational living.

Kitchen

- » Base units
- » Inset sink and drainer
- » Integrated fridge

Shower Room

- » Shower cubicle with wall mounted shower, hand shower attachment and glazed door
- » Low level w.c. suite
- » Wash hand basin with drawers under

External

The annexe is approached via a set of steps to the side of the triple bay garage where there is a decked seating area.



Gardens & Grounds

The property is approached over a private lane flanked on either side by common land. Accessed via electronically controlled gates, the sweeping shingle driveway provides ample parking along with access to the triple bay garage with annexe above along with the further large double garage. On the southern edge of the drive is an expanse of lawn bordered by estate fencing. The gardens surround the property on all sides with gated entrances either side of the property to the rear gardens. A tiered stone terrace adjoins the rear and side of the house with a range of inset and well stocked colourful shrub and plant beds providing an exceptional setting for dining and entertaining with ample space for both seating and relaxation areas. A central pathway draws the eye through beautifully curated planting where clipped topiary, herbaceous borders and specimen shrubs offer year round interest. A large 'Crown Pavilion' breeze house provides a wonderful focal point and a tranquil retreat, ideal for all year round gatherings or quiet seclusion. The formal landscaping transitions seamlessly into expansive lawns, bordered with mature trees and hedgerow that provide both privacy and a picturesque backdrop.



