

A 4/5 bedroom detached Edwardian chalet-style home with an extensive private driveway, nestled in a secluded position with southerly and westerly facing gardens in the popular semi-rural village of Warninglid with swift road access to M23.



High Bank, Slaugham Lane, Warninglid, West Sussex RH17 5TH

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McTAGGART**
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High Bank
Slaugham Lane,
Warninglid,
West Sussex.
RH17 5TH

Having been a much-loved home by the current family over the past 21 years, the property has undergone considerable enlargement and reconfiguration over a course of time and provides sprawling ground floor accommodation enjoying 3/4 reception rooms along with a large, stylish conservatory overlooking the delightful rear garden. Within the vast roof space are four bedrooms (principal with en-suite) and a family bathroom.

the house...

- SIGNIFICANT 4/5-BEDROOM DETACHED CHALET STYLE HOME OF 2,130 SQ.FT.
- VERSATILE ACCOMMODATION THROUGHOUT.
- SITTING ROOM WITH FEATURE BOW WINDOW, ENTRANCE DOOR & WOOD-BURNING STOVE.
- SEPARATE SNUG/BEDROOM 5 WITH BOW WINDOW & FRENCH-STYLE DOORS TO GARDEN.
- WELL-APPOINTED KITCHEN/BREAKFAST ROOM WITH INTEGRATED BOSCH APPLIANCES.
- LARGE STYLISH CONSERVATORY.
- SEPARATE UTILITY ROOM.
- GROUND FLOOR CLOAKROOM/W.C.
- 4 FIRST FLOOR BEDROOMS – (PRINCIPAL WITH EN-SUITE).
- FAMILY BATHROOM WITH SHOWER OVER BATH.
- EPC RATING: F. COUNCIL TAX BAND: G.
- NO ONWARD CHAIN.

outside...

- SOUGHT-AFTER LOCATION IN HEART OF WARNINGLID.
- BEAUTIFULLY LANDSCAPED GARDENS TO SOUTHERLY & WESTERLY ASPECTS.
- EXCELLENT PRIVACY & QUIET SECLUSION.
- MATURE SPECIMEN TREES & SHRUBS.
- EXTENSIVE WRAP-AROUND PRIVATE DRIVEWAY PROVIDING AMPLE PARKING – PARTICULARLY SUITABLE FOR ACCOMMODATING CAMPER VANS/MOTOR HOMES ETC.
- DOUBLE GARAGE WITH LARGE HOBBIES/OFFICE ROOM ABOVE (866 SQ.FT.).
- TIMBER SHED.
- SET WITHIN THE HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY.
- CLOSE DRIVING PROXIMITY TO EXCELLENT SCHOOLING BOTH STATE & PRIVATE.
- SWIFT & EASY ROAD ACCESS TO A/M23, SURROUNDING VILLAGES & TOWNS.





in more detail...

This charming and beautifully appointed 4/5-BEDROOM DETACHED EDWARDIAN CHALET-STYLE HOME offers 2,130 sq.ft. of beautifully appointed accommodation whilst positioned in a HIGHLY SECLUDED SETTING within the heart of this sought-after Downland village in the HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY.

A particular feature of the property is its EXTENSIVE, PRIVATE, WRAP-AROUND DRIVEWAY providing parking for several vehicles as well as accommodating camper vans, motor homes or similar. Further, is a DOUBLE GARAGE with a HOBBIES/OFFICE ROOM above, ideal for those working from home, while swift and easy access to the M23 is also an advantage.

The versatile accommodation comprises a spacious RECEPTION HALL with CLOAKROOM/WC and a separate UTILITY ROOM off with space and plumbing for laundry appliances, fitted cupboards and an oil-fired boiler. To the front, a large and elegant SITTING ROOM features an attractive bow window, stylish entrance door and a Calor gas-fired wood-effect stove with exposed brick surround. A door leads through to a generous SNUG/BEDROOM 5, also with a large bow window and original cast iron open fireplace with wooden surround. The spacious DINING ROOM benefits from fitted cupboards to either side of the chimney breast and a further original cast iron fireplace. Beyond this, the KITCHEN/BREAKFAST ROOM is comprehensively fitted with cream wall and base units, a 1.5 bowl sink and Bosch appliances to include an electric ceramic hob with extractor, eye-level double oven and dishwasher. Space is on offer for an upright fridge/freezer and breakfast table. To the rear, an extensive and stylish uPVC-framed CONSERVATORY connects from the kitchen and opens directly onto the garden.

The FIRST FLOOR is reached from either the reception hall or dining room, with the staircase rising to a spacious landing. The dual-aspect PRINCIPAL BEDROOM includes four fitted wardrobes and an EN-SUITE SHOWER ROOM. TWO FURTHER DOUBLE BEDROOMS and a GENEROUS SINGLE are served by a FAMILY BATHROOM, fitted with a shower over a P-shaped bath with glass screen and fitted furniture inset with a basin and WC.



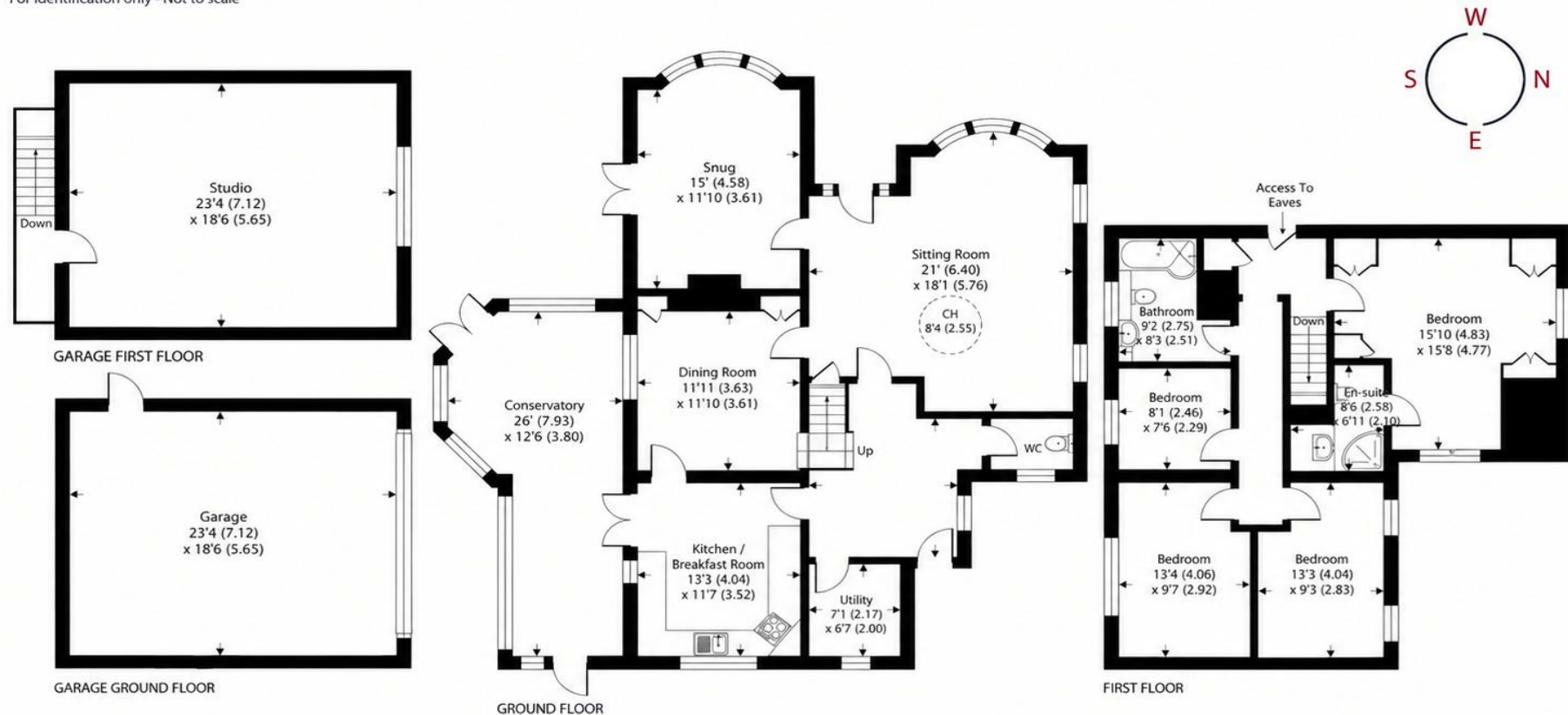
Slaugham Lane, Warninglid, Haywards Heath, RH17

Approximate Area = 2130 sq ft / 197.8 sq m

Garage = 866 sq ft / 80.4 sq m

Total = 2996 sq ft / 278.2 sq m

For identification only - Not to scale



Consumer Protection from Unfair Trading Regulations 2008 We have not assessed any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

outside...

The property is approached via an EXTENSIVE WRAP-AROUND PRIVATE DRIVEWAY lined by high-hedgerow providing an excellent degree of privacy as well as parking for numerous vehicles, particularly ideal for accommodating camper vans, motorhomes or similar. Additionally, a paved pedestrian pathway is approached via a lychgate entrance.

A LARGE DOUBLE GARAGE has an up-and-over door, power and light with an external staircase extending to a balcony area leading into a sizeable HOBBIES/GAMES ROOM, also perfectly suited as a HOME OFFICE for those working from home, all of which extend to 866 sq.ft.

The large, mature gardens are arranged to the SOUTHERLY and WESTERLY aspects while being mainly laid to lawn and well-stocked with a variety of specimen trees and shrubs creating interest.

A LARGE PATIO adjoins the SOUTHERLY ASPECT of the property, accessed via the CONSERVATORY as well as the SNUG through French-style doors, making an ideal area for alfresco dining and entertaining. Further is a TIMBER GARDEN SHED.

The entire plot offers a high degree of privacy and quiet seclusion.



further benefits...

- Oil central heating to radiators.
- Characterful features to include stripped wooden floors, original fireplaces & period windows.
- Fully landscaped gardens to southerly & westerly aspects.
- Secure driveway parking for numerous vehicles.
- Convenient semi-rural location in heart of village.
- 100 yards from the highly popular Half Moon Pub.
- Surrounded by beautiful open countryside.
- **NO ONWARD CHAIN.**

the location...

The property occupies a central position within this idyllic village set in the High Weald Area of Outstanding Natural Beauty. Warninglid is a pretty village much untouched by time which boasts a well-acclaimed public house with restaurant, a village hall, sports club, cricket pitch and recreation ground. A residents' society was formed in 1959 to represent the interests of the village as well as managing its year-round calendar of events. The village is surrounded by some of the area's finest rolling countryside which is interspersed with footpaths and bridleways. Children from Warninglid fall within the catchment of the highly regarded Warden Park Secondary Academy in nearby Cuckfield for which there is a school bus. Further independent schools within the area include Handcross Park School, Worth College, Hurstpierpoint College and Ardingly College with local colleges to include Haywards Heath College and Brighton College. There is also a regular bus service linking with the neighbouring districts and villages.

By road, access to the major surrounding areas, Gatwick Airport and London can be gained via the A/M23 which lies approximately 1.2 miles to the east of the village. The nearby villages of Cuckfield and Handcross have a range of shops and stores providing basic daily needs, whilst the towns of Haywards Heath, Horsham and Crawley all offer a more extensive range of shopping facilities as well as mainline railway stations offering fast and regular rail services to London Victoria, London Bridge, London St Pancras International, Gatwick Airport and the south coast.



schools... (N.B. all distances are approximate).

St. Mark's C of E Primary - Staplefield (3.1 miles).
Bolney C of E Primary – Bolney (4.1 miles).
Holy Trinity C of E Primary – Cuckfield (4.2 miles).
Warden Park Secondary Academy in Cuckfield (4.5 miles).

Nearby independent schools include:

Handcross Park School (4.5 miles), Hurstpierpoint College (8.5 miles),
Ardingly College (7.6 miles), Cottessmore School (7.6 miles), Worth
School (8.7 miles), Burgess Hill Girls (8.7 miles).

stations... (N.B. all distances and times are approximate).

Haywards Heath mainline railway station (6.2 miles distant) providing direct services to London Victoria (47 mins), London Bridge (39 mins), London St Pancras International (59 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

Balcombe mainline railway station (6.2 miles) - same line and services as Haywards Heath.

Three Bridges mainline railway station (9 miles) providing direct services to London Victoria (40 mins), London Bridge (34 mins), London St Pancras International (49 mins), Gatwick Airport (4 mins) and Brighton (28 mins).

road links...

By road, access to the major surrounding areas can be gained via the A272 and A/M23, giving swift access to Haywards Heath, Burgess Hill, Crawley, Horsham, Brighton, Gatwick Airport and the M25 to the wider motorway network.

more details from Mansell McTaggart...

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