



The Old Stables

CROSS COLWOOD LANE | BOLNEY | WEST SUSSEX | RH17 5RY

Chatt
estates

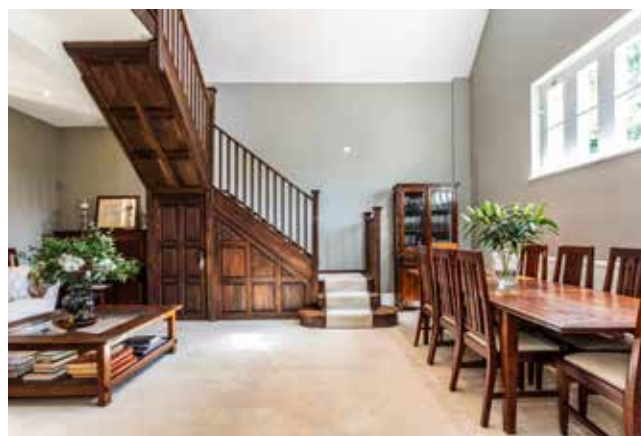


Situation

A wonderfully unique and substantial Georgian converted former stable block, offering exceptionally versatile accommodation within beautifully private gardens and grounds of approximately 0.7 of an acre

Occupying a delightful rural position between the sought-after villages of Bolney, Warninglid and Cowfold, the property is surrounded by rolling Sussex countryside interwoven with quiet country lanes and scenic walks. Despite its peaceful setting, the larger town of Haywards Heath lies approximately six miles to the east, offering an extensive selection of shops, restaurants, cafés and everyday amenities, together with a mainline railway station providing regular services to Brighton, Gatwick and London Victoria in approximately 42 minutes.

Positioned at the end of a private lane in an idyllic rural setting, this exceptional Georgian former stable block has been beautifully converted to create a highly individual country residence extending to approximately 5,697 sq ft including the double garage. Arranged around an elegant central courtyard, the accommodation enjoys a wonderfully atmospheric feel with an abundance of glazed doors opening onto the central courtyard, creating an exceptional environment for both indoor-outdoor living and entertaining. Rich in character throughout, the principal reception spaces include a magnificent vaulted sitting room centred around an open fireplace with quarry stone surround, a formal dining room featuring a bespoke oak staircase and a mezzanine study above, alongside a charming summer sitting room, games room and additional office space. The kitchen/breakfast room is well appointed with a range of integrated appliances and complemented by a particularly generous utility room. The layout offers outstanding versatility, currently providing seven bedrooms and five bathrooms with the flexibility to create a self contained annexe ideally suited to multigenerational living, guest accommodation or an au pair suite. Outside, the gardens enjoy a high degree of privacy with contemporary terraces and rendered plant beds adjoining the rear elevations, beyond which expansive south facing lawns are framed by mature shrubs and established planting. To the front, a sweeping shingle driveway provides extensive parking and access to the attached double garage.



Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces
- » Inset 'Butler style' sink
- » Range cooker (LPG) with extractor fan over
- » Integrated 'Indesit' dishwasher
- » Integrated fridge
- » Island unit with granite worksurfaces and a selection of cupboards and drawers under
- » Tiled floor



Bathrooms

Shower Room

- » Shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Wash hand basin



Jack & Jill Bathroom

- » Central free standing bath with floor mounted taps with hand shower attachment
- » Shower cubicle with wall mounted shower, hand shower attachment and glazed doors
- » Low level w.c. suite



Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c suite
- » Wash hand basin

En-Suite Shower Room

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

En-Suite Shower Room

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



Bedrooms

Extending to six well-proportioned bedrooms arranged across the former stable buildings, the accommodation offers an exceptional degree of flexibility to suit a variety of lifestyles and family requirements.



Specification

- » 2 x floor mounted oil fired boilers
- » Private drainage (klargesten)
- » LPG fired gas range cooker
- » Attached double garage with electronically controlled up and over doors
- » Shingle driveway with ample parking
- » Beautiful private central courtyard
- » Wonderfully private south facing gardens
- » Highly versatile arrangement of accommodation with excellent potential for multi generational living or self contained annexe space
- » Plot amassing to approximately 0.7 acres



External

The property is approached via timber gates opening onto a sweeping shingle driveway providing ample parking and access to the attached double garage with lawns flanking either side and creating an impressive sense of arrival. Beyond a further timber gate lies the beautifully enclosed central courtyard, fully paved and forming the heart of the home. Positioned discreetly to one corner is a substantial storage area incorporating twin log stores and a potting area, while a paved pathway extends along the side of the property leading past a sizable chicken coop, workshop and timber storage shed. To the rear, split level paved terraces adjoin the property, softened by contemporary rendered plant beds and directly accessed from both the summer sitting room and one of the principal bedrooms, creating a seamless connection between the house and gardens. Beyond, expansive south facing lawns enjoy an excellent degree of privacy, bordered by mature hedgerows and established trees.



Courtyard

At the very heart of the home lies a truly exceptional central courtyard, beautifully enclosed by the original Georgian stable buildings and creating a wonderfully private outdoor space. Thoughtfully paved with characterful brick and stone elevations, this atmospheric space provides a seamless extension of the living accommodation.





Transport Links

Haywards Heath Train Station	approx. 6.5 miles
London Victoria By Train	approx. 42 mins
A23 Slip Road	approx. 1 mile
Brighton	approx. 14.5 miles
Gatwick Airport	approx. 14 miles

Consumer protection from unfair trading regulations 2008
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Cross Colwood Lane, Bolney, RH17 5RY

Approximate Gross Internal Area = 475.8 sq m / 5121 sq ft
 Outbuildings = 53.5 sq m / 576 sq ft
 Total = 529.3 sq m / 5697 sq ft
 (Including Garage / Excluding Void / Inner Courtyard / Workshop)



Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2026

A buyer is advised to obtain verification from the solicitor.
 Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.