



West Bedales, Lewes Road, Haywards Heath, W Sussex RH17 7TE

Guide Price £1,200,000



**MANSELL  
McTAGGART**  
Trusted since 1947

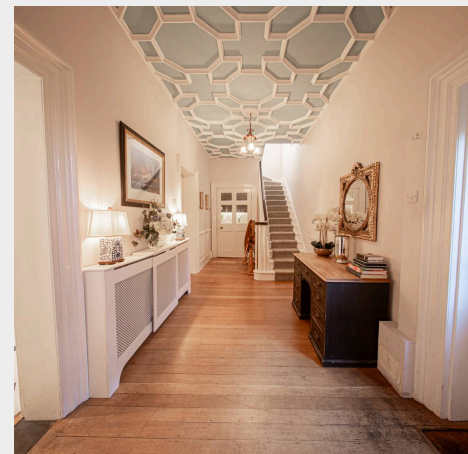


A major portion of this grand Victorian mansion of around 3320 sq ft with beautiful rooms of immense character including 2 wonderful living rooms, 5 bedrooms, 4 Bathrooms and grounds of around an acre situated at the end of a long gravel driveway on the rural edge of Haywards Heath and Lindfield. West Bedales is one of eight wonderful homes that would have once formed one large estate. The original estate is believed to date from 1577 and the current house was rebuilt in 1845 by a local man Stephen Lowdell who owned a stone quarry in neighbouring Scaynes Hill. Bedales school was founded here in the late 1800s and relocated to Petersfield. The house was also connected to the Slazenger Sport family and in the 1950s the main house was divided into separate wings.

Each of the eight properties own a section of the grounds and West Bedales owns the lawns directly in front of the house with a further section beyond which is fully enclosed by fencing and has a summer house with electricity and a Wi-Fi connection to provide a private area of garden for entertaining, adjoining the woodland and fields beyond.

Our clients bought the property from Mansell McTaggart approximately 11 years ago and have carried out numerous improvements, including the replacement of the kitchen, creating 2 additional bathrooms and replacing the other 2 bathroom suites, re-decorations and now present their home in wonderful order throughout.

EPC rating: D - Council Tax Band: F

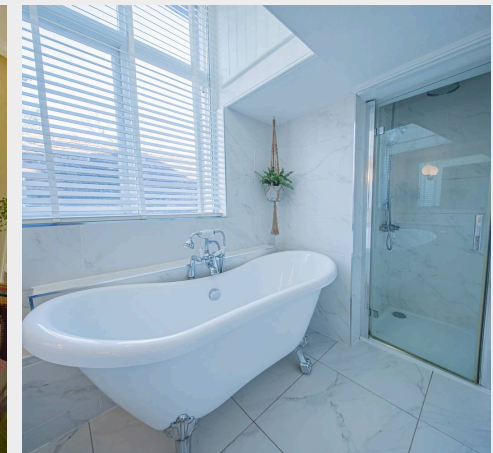
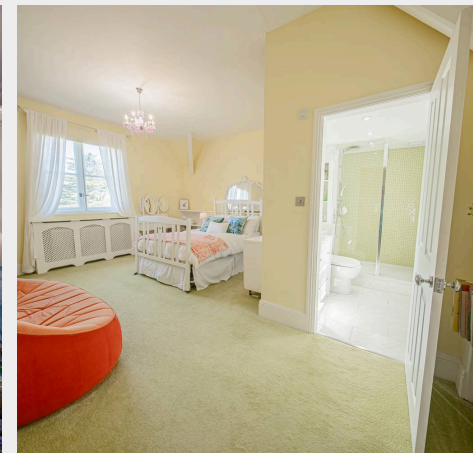
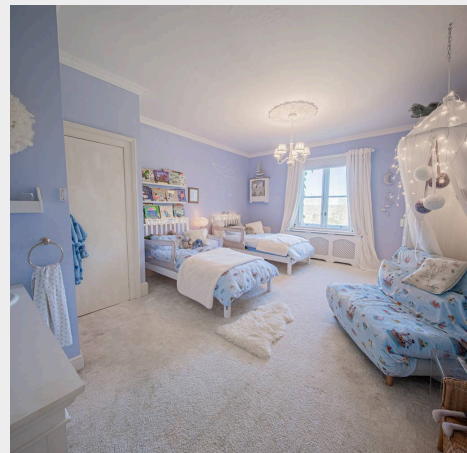


The accommodation has a wealth of character features throughout and on the ground floor comprises: a new entrance lobby with cloakroom, an inner hallway with utility room and door with staircase leading down to a useful cellar/games room, a refitted kitchen with doors out onto the front terrace, an informal lounge and the more formal grand living room with an impressive open fireplace and high moulded ceilings. On the first floor, there are 2 very big bedrooms and two bathrooms with 3 further bedrooms and 2 further bathrooms on the top floor. Most of the rooms have a wonderful view across the grounds toward Lindfield village.

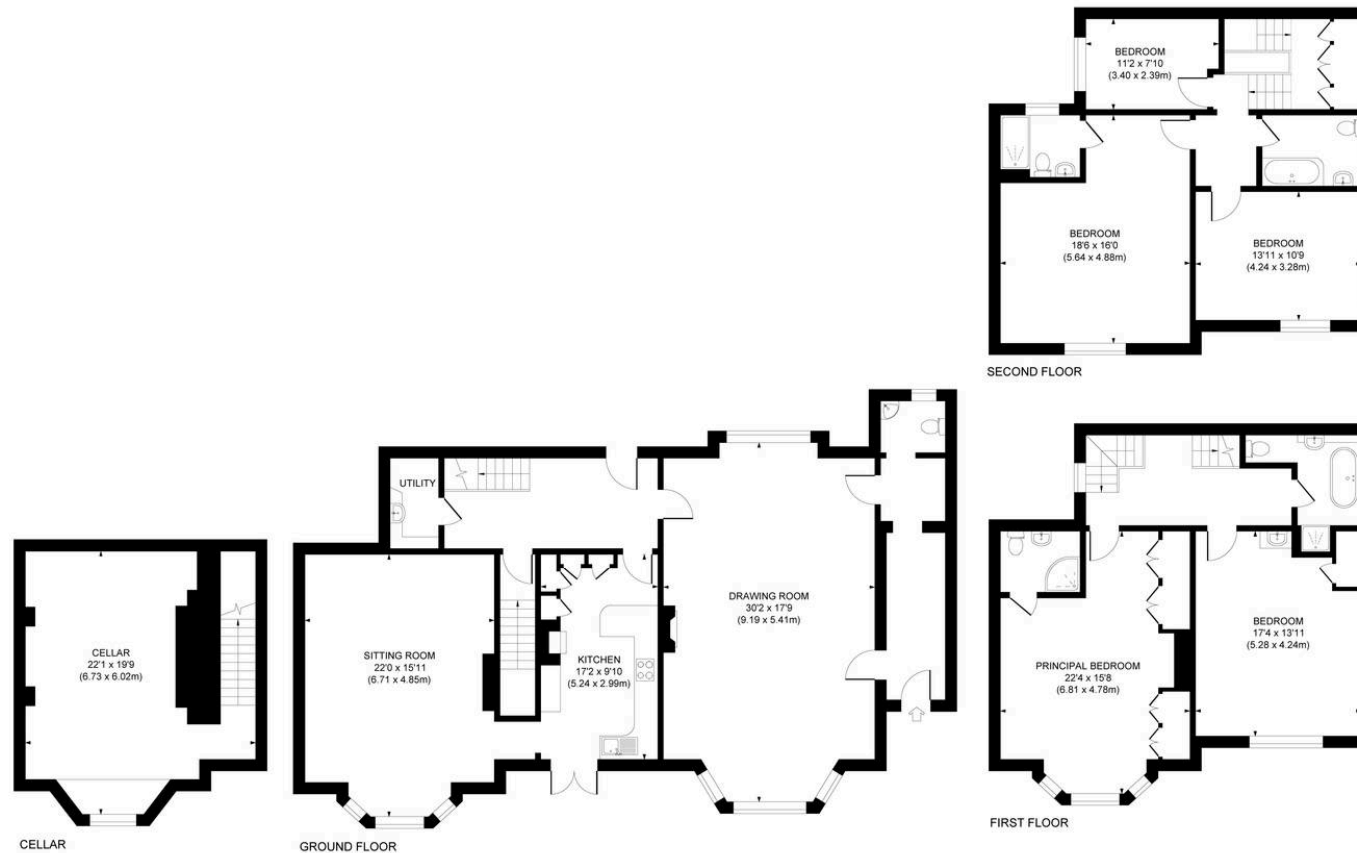
**Services:** mains gas, electricity and water, private drainage.

The Bedales Estate is accessed over a private driveway from the Lewes Road on Haywards Heath's extreme eastern outskirts and just to the south of Lindfield village. Lindfield's picturesque High Street (1.5 miles) offers a traditional range of shops, stores and boutiques, the landmark village pond and a common which holds several events throughout the year. Haywards Heath town centre (2 miles to the west) provides an extensive range of shops, stores, restaurants, cafes and bars. The surrounding countryside is interspersed with footpaths and bridleways linking with the neighbouring districts and villages.

**Distances in approximate miles (by car):** Lindfield High Street 1.5, Haywards Heath town centre 2, Haywards Heath mainline station 2.7 provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins), A23 at Bolney 8, Gatwick Airport 16, Brighton seafront 15  
Schools: Blackthorns Primary 2.3, Lindfield Primary 1.7, Oathall Community College 2.4 Independent Schools: Great Walstead 1.0, Ardingly College 4.0, Cumnor House 6.0, Burgess Hill Girls 5.0



Approximate Gross Internal Area  
3,311 sq. ft / 307.64 sq. m



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

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