





## Key Features

- 5/6 bedrooms, 3 reception rooms, 4 bathrooms
- Approximately 5,500 sq ft of beautifully proportioned accommodation (excluding garage and cellar)
- Private driveway and separate double garage
- Private gardens extending to approximately one-third of an acre, plus access to beautifully maintained communal grounds
- Peaceful semi-rural setting within the High Weald, yet well connected
- Just five miles from East Grinstead and six miles from Three Bridges station
- Excellent selection of highly regarded state and independent schools nearby
- No onward chain
- Elegant period features combined with practical modern comforts
- Secure electronic gated access

### Ever dreamed of living in a stately house?

A rare opportunity to own an exceptional wing of a magnificent Grade II listed country house, offering over 5,500 sq ft of elegant accommodation, private gardens, garaging and a secure gated setting in the heart of the Sussex countryside.

Approached via a private tree-lined driveway within the prestigious Stonelands Estate, West Manor occupies an impressive wing of a historic Grade II listed country house. Originally a medieval Hall House, the property evolved over centuries, with the striking sandstone west wing added in 1905. Beautiful period features are complemented by sympathetic modern improvements, including secondary glazing throughout, and the property is offered with no onward chain.

West Manor provides versatile accommodation ideal for family life, entertaining or as a secure country retreat. The flexible layout is equally suited to multigenerational living, with generous space for extended family, guests or live-in staff.

The spectacular ballroom is the centrepiece of the home, featuring oak panelling, a Japanese oak sprung floor and a striking fireplace with wood-burning stove. Cleverly arranged into sitting, dining and morning room areas, it offers an exceptional space for entertaining while remaining practical for everyday living.

Further reception rooms include a dedicated dual home office and a versatile first-floor reception room suitable as a family room, games room or additional bedroom.

The spacious kitchen/breakfast room overlooks the front terrace and communal grounds, with granite worktops, a central island, cream-painted cabinetry, a range cooker and space for informal dining. A separate utility room, cellar and extensive built-in storage add everyday practicality.

The principal suite enjoys attractive westerly views, a walk-in dressing room and a luxurious en suite with hydrotherapy bath and separate shower. A guest suite also benefits from an en suite, while three further bedrooms and a family bathroom occupy the second floor. Bedroom four includes a substantial walk-in wardrobe with potential for an en suite, subject to the necessary consents. For added convenience, an additional shower room is located on the first floor.

Outside, the property enjoys a private driveway with parking, a detached double garage and approximately one-third of an acre of private gardens. Stone terraces to the front and rear provide ideal spaces for outdoor dining and entertaining, the rear lawn creates a wonderful sense of space, privacy and tranquillity.



















West Manor occupies an idyllic position on the northern edge of the sought-after village of West Hoathly, within the High Weald National Landscape. Despite its peaceful rural setting, the property is exceptionally well connected, with East Grinstead just five miles away and Three Bridges station only six miles distant, offering fast rail services to London from around 34 minutes.

The village offers a thriving community with a primary school, sports clubs, two traditional pubs and the renowned Gravetye Manor, home to one of the country's finest Michelin-starred restaurants. Nearby villages provide additional everyday amenities, while more extensive shopping can be found in Haywards Heath, East Grinstead and Crawley. The surrounding countryside offers outstanding opportunities for walking, riding and cycling, with extensive footpaths and bridleways accessible directly from the estate. Ashdown Forest, the Bluebell Railway and Kingscote Vineyard are all close by, while Sussex's rich cultural scene includes Glyndebourne Opera, Brighton Festival and theatres in Tunbridge Wells, Crawley and East Grinstead.

There is a monthly estate management charge of £150 which covers the communal facilities including the drainage, the gates, the driveway and grounds maintenance.

Oil fired central heating. Mains electricity and water.

Shared private drainage.

Mid Sussex District Council, Council tax band H.

Tenure: Freehold, EPC Rating: D

Viewing: Strictly by appointment with Asprey Estates Ltd 01737 832 845









# West Manor, Stonelands, Selsfield Road, West Hoathly, RH19 4QY

**Gross Internal Area (Approx.)** 5531 sq ft / 513.88 sq m

**Garage (Approx.)** 316 sq ft / 29.36 sq m

**Cellar (Approx.)** 204 sq ft / 18.97 sq m

**Total (Approx.)** 6051 sq ft / 562.21 sq m



Approximate Gross Internal Area = 5531 sq ft / 513.88 sq m

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

## GD IMPACT

Every effort has been made to ensure the accuracy of this floor plan; however, measurements are approximate, and no liability is accepted for any errors or omissions. This illustration is for identification purposes only and has been measured and drawn in accordance with RICS guidelines. It is not to scale unless otherwise stated.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    | 64 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





The Estate Office, Woodland Way, Kingswood, Surrey, KT20 6HS  
T | 01737 832 845 E | [info@aspreyestates.co.uk](mailto:info@aspreyestates.co.uk)