



Pine End House

THE STREET | BOLNEY | WEST SUSSEX | RH17 5PJ

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Situation

A substantial detached family home extending to approximately 3,623 sq ft, occupying a private position with south facing gardens and far reaching South Downs views

Occupying a secluded position at the end of a private no through lane, Pine End House is a substantial detached family home enjoying a wonderful south facing aspect with far reaching views towards the South Downs. Significantly enlarged and improved, the property now provides beautifully presented and versatile accommodation extending to approximately 3,623 sq ft. Designed to maximise natural light and the exceptional outlook, the principal reception rooms and much of the bedroom accommodation enjoy views across the gardens and beyond. At the heart of the home is an impressive open plan kitchen, breakfast and family room featuring roof lanterns, a central island and bi-folding doors opening onto the south facing terrace creating an excellent space for both family life and entertaining. The adjoining dining room is ideal for formal occasions, whilst the sitting room provides a more informal retreat centred around a wood burning stove. Further ground floor accommodation includes a study, a versatile reception area currently used as a studio and a cloakroom. The first floor is arranged around a spacious part galleried landing with an additional seating or study area. The principal bedroom benefits from a dressing area and en-suite shower room, whilst a guest bedroom also enjoys en-suite facilities. Three further bedrooms are served by a generous family bathroom with one offering flexibility as a games room, hobbies room or additional reception space. Screened by mature hedging, the property enjoys a high degree of privacy. A substantial carport provides sheltered parking for two vehicles, complemented by additional driveway parking. To the rear, an elevated terrace spans the house providing a superb setting for outdoor dining whilst taking full advantage of the far reaching views. The gardens are predominantly laid to lawn and extend to approximately half an acre, creating a wonderful backdrop to this impressive family home.



Kitchen

- » Modern wall and base units
- » Quartz worksurfaces
- » Inset 'Bosch' induction hob
- » Modern extractor fan over
- » Integrated 'Bosch' dishwasher
- » Fitted 'Bosch' electric oven
- » Fitted 'Bosch' microwave
- » Fitted 'Bosch' fridge
- » Fitted 'Bosch' freezer
- » Centre island unit with breakfast bar
- » Tiled floor with underfloor heating



Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Large walk-in shower with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Wall mounted modern wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor



Principal Bedroom En-Suite Showroom

- » Large walk in fully tiled shower with wall mounted shower jets and hand shower attachment
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Heated ladder style towel radiator

Bedroom Two En-Suite Shower Room

- » Large walk in shower with hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Wall mounted wash hand basin
- » Heated ladder style towel radiator
- » Fully tiled walls



Specification

- » External oil fired boiler
- » Principal bedroom suite with dressing area and en-suite shower room
- » Landscaped private south facing garden
- » Glorious views of the South Downs
- » Covered driveway and further driveway area providing off street parking for several vehicles
- » Situated along a private road



External

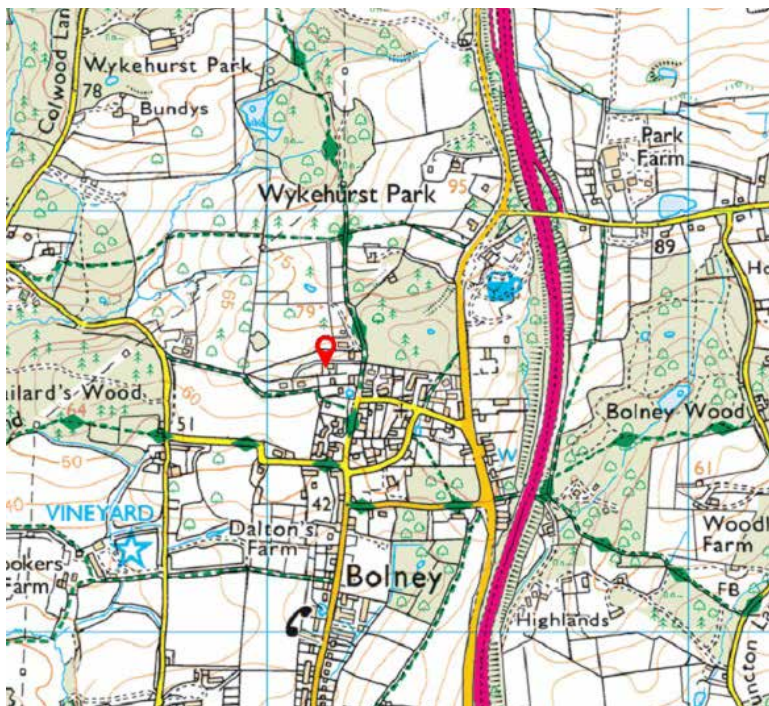
The property is approached over a part open and part covered driveway with parking for several cars. A paved path leads to the front door bordered by mature hedgerow. Side access to the rear garden is via the covered driveway where a raised paved terrace adjoins the full length of the rear of the property providing a sizable place to enjoy the elevated views over the garden and towards the South Downs. Manicured lawns extend from the terrace with the garden being bordered by mature hedgerow. A couple of established trees lie on the southern border and there is external storage in the form of a large timber garden shed.



Location

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 45 minutes.





Transport Links from Pine End House

Haywards Heath Train Station	approx. 5.9 miles
London Victoria By Train	approx. 42 mins
A23 Slip Road	approx. 0.8 miles
Brighton	approx. 14.4 miles
Gatwick Airport	approx. 17 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.

The Street, Bolney, RH17 5PJ

Approximate Gross Internal Area = 336.6 sq m / 3623 sq ft
(Excluding Void / Car Port)



Reduced headroom below 1.8m / 6ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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