

A sensational rural house, refurbished to an exceptionally high standard

Nash Lane, Scaynes Hill, West Sussex, RH17 7NJ

 6  4  4

Guide Price £2,950,000

savills

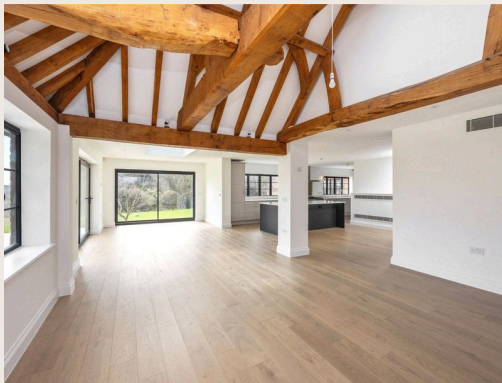


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About this property

Orchard Farm is a sensational property.

Our clients have thoughtfully and thoroughly modernised this property with a high level of attention to detail, it is now offered to the market having not been occupied since completion of works.

As shown on the attached floorplan the accommodation on offer is expansive and ideally suited to modern family living. This accommodation includes a superb lower ground floor cinema room/games room a beautifully appointed triple aspect kitchen dining/family room, a bay fronted dual-aspect sitting room and a study on the ground floor.

There are six double bedrooms set over the first and second floors. The principal bedroom is extremely generous with a spacious fitted dressing room and a lovely en suite, There are three further bathrooms, one of which is en suite.

Outside the house offers an excellent garage complex with two open 'barn-style' bays and two over-sized enclosed bays, above this is very useful ancillary accommodation. The driveway has been refinished with a gleaming resin bond system.

There are gardens surrounding the house set to lawns with views across

your own paddocks, approximately 6.6 acres in all.

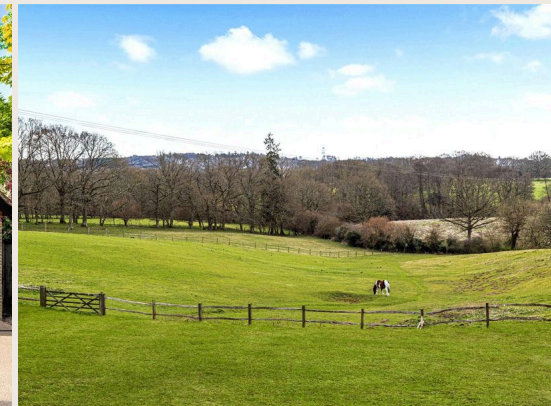
Site plan: © Crown Copyright and database rights 2026. OS AC0000813445. Not to scale. The boundary shown is intended for identification only and final acreage is subject to formal site survey.

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Gross Internal Area (Approx.) 4883 sq ft / 453.6 sq m

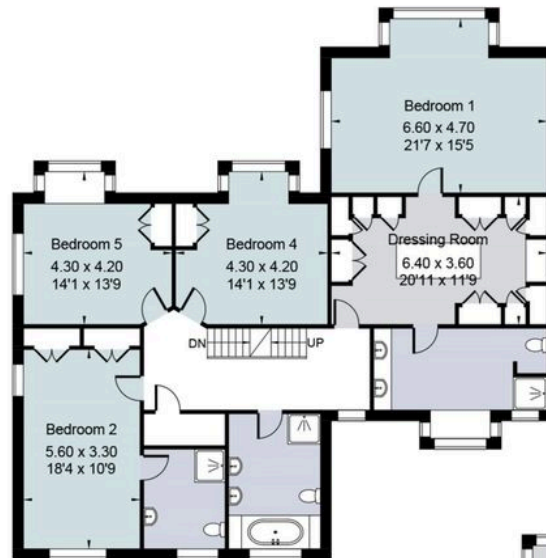
Annexe (Approx.) 377 sq ft / 35.0 sq m

Garage (Approx.) 564 sq ft / 52.4 sq m

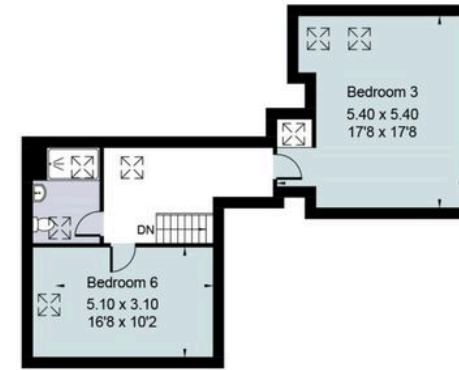
Carport (Approx.) 413 sq ft / 38.4 sq m

Total (Approx.) 6237 sq ft / 579.4 sq m

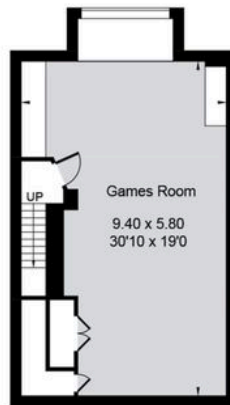
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FIRST FLOOR



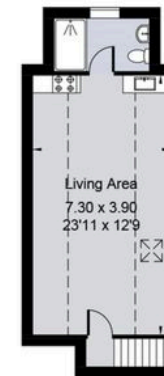
SECOND FLOOR



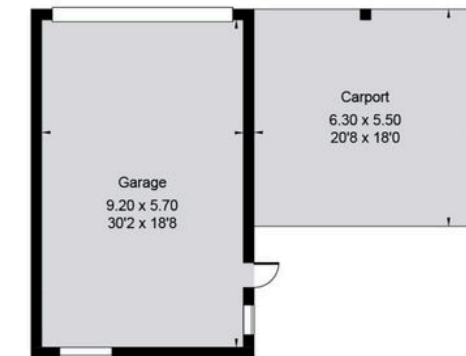
LOWER GROUND FLOOR



GROUND FLOOR



ANNEXE
FIRST FLOOR



GARAGE

Approximate Gross Internal Area = 6237 sq ft / 579.4 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.

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Key Information

Local Authority

Mid Sussex District Council

Council Tax

Band = G

Tenure

Freehold

Services & Additional Information

Services: Gas fired central heating, with electric night storage heaters. Air conditioning. Mains electricity and water.

Outgoings: Mid Sussex District Council. Council tax band G.

EPC ratings C (House) and D (Annexe)

Cladding: This property may have cladding (tile hanging). The property is under six floors so any cladding may not have been tested.

EPC

PROPERTY

Rating = C



Local Area

Situated on the rural outskirts Scaynes Hill, a village to the east of Haywards Heath, adjoining glorious open countryside and farmland. Scaynes Hill has a primary school, a petrol station with shop attached, a church and two public houses, including the popular Sloop Inn; comprehensive shopping is available at Haywards Heath (3.5 miles), Lewes (10 miles), Crawley (14 miles) or Brighton (17 miles).

There are many leisure activities available in the area including many bridlepaths and footpaths across the surrounding countryside and the nearby South Downs National Park and Ashdown Forest. There is sailing at Ardingly, and golf across the county, including at Mid Sussex, Lindfield and Piltdown. There is a vibrant cultural and arts scene in Sussex, with world-class opera at Glyndebourne and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Transport links: there are frequent rail services to London from Haywards Heath, London Bridge/Victoria from 42 minutes. The A23/ M23 lies to the west, giving access to Gatwick airport (16 miles), the south coast and the M25.

Schools: There are many highly regarded schools in the area, both state and private, including St Augustine's CEP School, Lindfield Primary Academy, Cumnor House, Great Walstead, Oathall Community College, Chailey Secondary, Ardingly College and Hurstpierpoint College.

All times and distances are approximate.

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Enquire

Talk to an agent

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