



Pepper Alley

SCHOOL LANE | DANEHILL | WEST SUSSEX | RH17 7JD

Chatt
estates



Situation

A rarely available country property comprising a detached house, detached annexe and double garage with office accommodation and approximately 8 acres of land and garden

Tucked away along a private lane in a wonderfully discreet semi-rural setting, 'Pepper Alley' presents a rare opportunity to acquire a versatile country property comprising a detached family home, detached annexe, substantial garage and office accommodation, all set within gardens and grounds extending to approximately 8 acres.

Offering enormous scope for enhancement and personalisation, the principal house provides well balanced accommodation arranged over two floors. The ground floor features three reception rooms alongside the kitchen, whilst the first floor offers three double bedrooms served by two bathrooms. In addition to the staircase, the first floor is also accessed via a fitted electric lift, enhancing accessibility throughout the home. The spacious detached annexe provides excellent accommodation for dependent relatives, guests or those seeking multi-generational living. Arranged mainly over one level, it comprises a spacious open-plan kitchen/dining room, a generous sitting room opening onto a south facing terrace, a double bedroom and a modern en-suite shower room.

A detached double garage provides extensive storage and parking with a large first floor office above ideal for home working, hobbies or a variety of business uses. The mature gardens enjoy a southerly aspect and wrap around both the house and annexe, with expansive paved terraces providing excellent areas for outdoor entertaining. Predominantly laid to lawn, the grounds are interspersed with a variety of fruit trees and enclosed by established hedgerows, creating a high degree of privacy and seclusion. Beyond the gardens, a gate opens to a succession of fenced paddocks which make up the remainder of the acreage. Benefiting from separate vehicular access from Collingford Lane, the land offers considerable appeal for equestrian pursuits and smallholding interests.



Kitchen

- » Wall and base units
- » Stainless steel sink and drainer
- » Space for LPG gas cooker
- » Space for fridge freezer
- » Space for washing machine



Bathrooms

Family Bathroom

- » Walk in mobility shower with fitted seat and hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin



Principal Bedroom En-Suite Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Inset wash hand basin and cupboard under



Specification

- » The house, annexe and detached garage are heated via oil fired boilers
- » Solar panels on main house
- » Electronically controlled wrought iron entrance gates
- » Main house with 3 bedrooms and internal electric lift
- » 1 Bedroom detached annexe
- » Detached double garage with large office area above
- » Sizeable plot with gardens of approx. 8 acres including gardens and fenced paddocks with vehicle access via Collingford Lane

Agents Notes

Informal Tender Details:

Offers must be submitted using the form provided by Chatt Estates and returned to us in a sealed envelope by Wednesday 21st October 2026. The envelope needs to clearly show the reference 'Offer for Pepper Alley, Danehill' (offers submitted in any other format i.e by telephone or email will not be considered)



External

The property is approached via electronically operated wrought iron gates opening onto a sweeping tarmac driveway which provides extensive parking and access to the principal house, detached annexe with office area above and substantial double garage. Immediately adjoining the house is a generous paved terrace, perfectly positioned for outdoor dining and entertaining, with views across the beautifully established gardens. Predominantly laid to lawn, the gardens are interspersed with mature trees, specimen shrubs and well stocked plant beds, whilst established hedgerows create a high degree of privacy and seclusion. A charming brick built well with a canopy provides an attractive focal point, whilst a further terrace enjoys a delightful outlook across the adjoining stream.

The annexe benefits from its own peaceful paved spaces from which to enjoy the surrounding gardens and countryside setting. Extending southwards, the mature grounds continue beyond the formal gardens, where a gate provides access to a succession of fenced paddocks that make up the balance of the acreage. The land further benefits from separate vehicular access from Collingford Lane, enhancing its versatility for a variety of lifestyle and recreational pursuits.

Location

Danehill is a much sought-after village set amidst the rolling countryside of the High Weald. The village benefits from a popular primary school, a public house and a strong community spirit, whilst nearby Haywards Heath and East Grinstead provide extensive shopping, leisure and transport facilities. There are a number of highly regarded state and private schools locally, together with excellent access to the Ashdown Forest.



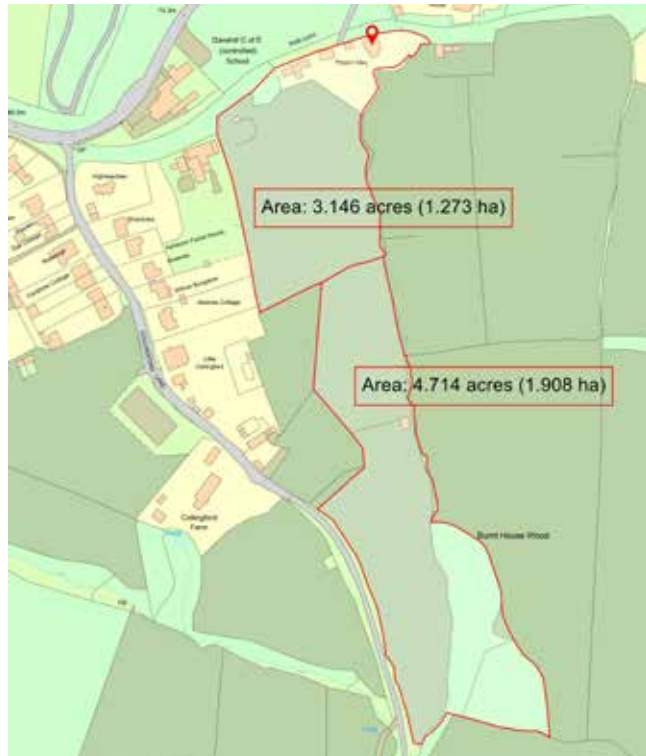
Annexe

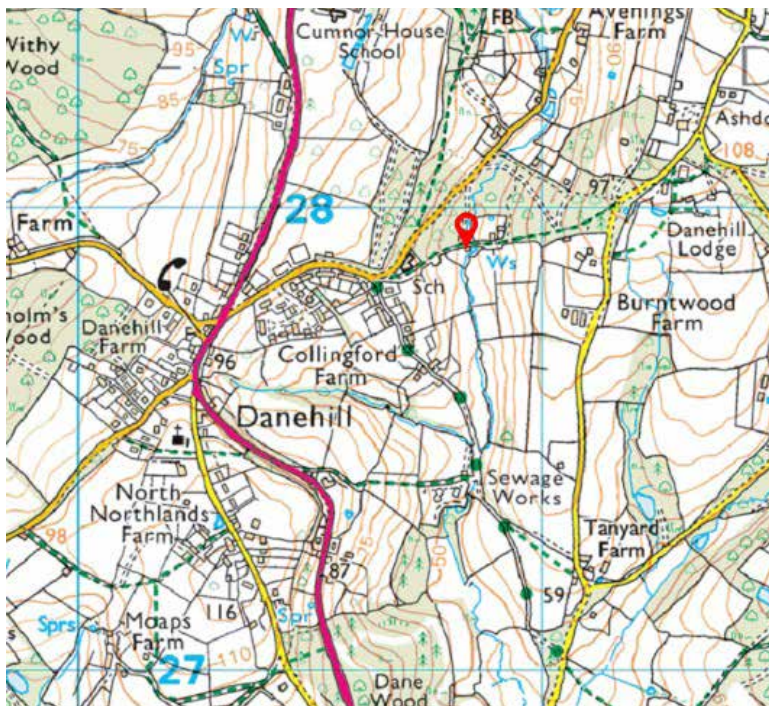
A spacious one bedroom annexe arranged over one floor. The annexe comprises a sitting room with patio doors running the length of the south side, looking out onto a private paved area with a vista of fields and trees beyond. The kitchen/dining room has a range of units with space for a dining table. Accessed from the kitchen is an expansive double bedroom serviced by a modern fitted shower room.



Land

Extending to approximately 8 acres, the gardens and grounds provide a wonderful sense of space and seclusion. The gardens are predominantly laid to lawn, punctuated by mature trees and enclosed by established hedgerows, whilst beyond, a series of fenced paddocks stretches southwards forming the balance of the acreage. Benefiting from separate vehicular access from Collingford Lane, the land offers considerable versatility for equestrian pursuits, smallholding interests or those simply seeking a rural lifestyle.





Transport Links

Haywards Heath Train Station	approx. 5.5 miles
London Victoria By Train	approx. 42 mins
A23 Slip Road	approx. 9 miles
Brighton	approx. 17 miles
Gatwick Airport	approx. 12 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.

School Lane, Danehill, RH17 7JD

Approximate Gross Internal Area = 164.8 sq m / 1774 sq ft

Annexe = 87.6 sq m / 942 sq ft

Outbuildings = 109.7 sq m / 1182 sq ft

(Including Garage)

Total = 362.6 sq m / 3898 sq ft



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.

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