



Ramatielle | Spronketts Lane | Bolney Nr Haywards Heath | West Sussex | RH17 5SA

**H.J. BURT**  
Chartered Surveyors : Estate Agents



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Offers in the Region Of: £999,995 | Freehold



- Contemporary three-bedroom detached house
- Mature and beautiful gardens of around 0.4 of an acre (to be verified)
- Lovely rural location on the outskirts of Bolney
- 17'11 x 17'5 sitting room with separate dining area
- Extended recently refitted kitchen. Refitted bathroom.
- Double glazed windows. Oil central heating
- Lapsed planning permission to extend over the garage

### Description

A highly unique 'Mid-Century' detached home set within approximately 0.4 acres (tbv), enjoying a tucked-away rural position on the edge of the sought-after village of Bolney, with immediate access to beautiful open countryside. Originally constructed around 1965, this distinctive contemporary property has been thoughtfully improved and extended in recent years, including complete rewiring and the installation of a modern kitchen and updated bathroom facilities. The accommodation is both spacious and highly versatile, currently comprising three bedrooms, two reception rooms and two bath/shower rooms, offering flexible living arrangements to suit a variety of needs. We understand there was previously lapsed planning permission to extend above the garage, creating the potential for an impressive principal bedroom suite with balcony, subject to the necessary consents. Outside, the property continues to impress. In addition to the garage and carport, there is a useful utility area to the rear of the garage, along with a fully insulated cabin/games room currently utilised as a music studio. The delightful, well-stocked gardens are a particular feature, featuring extensive areas of lawn, a charming section of light woodland, and an abundance of mature trees and shrubs including hydrangea, rhododendron, beech and wisteria. Further benefits include a separate boiler room housing the oil-fired central heating system and ample off-road parking to the front. An internal inspection is highly recommended to fully appreciate the character, setting and potential this exceptional home has to offer.

Open Porch adjoining the car port with outside light and timber front door to the Entrance Hall when there is wood panelling throughout and a range of built in cloaks cupboards. There is a recently refitted contemporary Shower Room floor with large format tiles to the walls and floor, with a large walk-in shower cubicle with deluge head WC. Wash handbasin with contemporary vanity unit with WC and matching cistern. Radiator/towel

rail, extractor fan. Bathroom mirror with power. The Kitchen/Breakfast Room has been extended and re-fitted in a range of modern black, wood grain and gold fronted units with black work surfaces and matching cabinets with Stoves oven, matching microwave and separate Bosch induction hob with splashback and extractor canopy over. Range of hanging and upright cupboards, one housing integrated freezer. Tiled floor, double glazed sliding patio doors to rear garden, glazed door to carport and further door leading to the dining area. Brushed steel electric sockets and light switches. The superb Sitting Room has a triple aspect with double glazed sliding patio doors to two sides. Feature York stone raised open fireplace with quarry tiled hearth, display niches and drinks cabinet. This room opens into the Dining area. The double aspect ground floor third Bedroom has a range of fitted wardrobe cupboards and double-glazed sliding patio doors to the rear garden.











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From the entrance hall an open tread return staircase leads via a half landing with a large almost full height window to the first floor Landing. Wood panelled walls, built-in linen cupboard. There are two double Bedrooms on this floor, both with eaves storage, the larger bedroom having a double aspect and an extra 'hidden' area of storage within the under eaves cupboards. The recently re-fitted Bathroom has a freestanding bath with separate hand shower attachment, matching WC and wash hand basin with vanity unit and splashback. tiled floor, extractor fan and radiator/towel rail.

Outside: The property is approached by a gravel drive, with parking for several cars, to the side of which are mature trees and the oil tank. This leads to a garage and attached Carport. The Garage itself has electric light and power with a utility area to the rear, with sink and space for domestic appliances. Beside the carport is a storage cupboard, cloaks cupboard and outside water tap, as well as boiler cupboard housing the modern oil-fired boiler. To the rear of the garage is a timber garden shed and a further timber insulated Cabin with light and power and currently used as a music room. The magnificent gardens extend to three sides and include extensive patio areas, a further paved sitting out area, and large lawned areas all enclosed by combination of Laurel hedging and panel fencing mature shrubs and trees. outside power and outside lights.

### Location

The property is situated in a rural location the western outskirts of the village of Bolney. Haywards Heath is about 6.5 miles to the west and offers an excellent range of shopping and other amenities, including leisure centre, mainline railway station (journey time to London Victoria in around 45 minutes) and the Princess Royal Hospital. Bolney itself has a garage, renowned vineyard with restaurant and the Eight Bells public house. The A272 is just under a mile to the south and leads to both the A24 and the A23/M23. The latter provides good connections to Gatwick Airport (c. 17 miles) with its mainline railway station with Gatwick Express service to London and the M23 thereafter connects to the M25 and national motorway network to the North and to the South links to the A27.



The old market town of Horsham is approx. 9 miles distant, whilst the cosmopolitan coastal city of Brighton with its extensive range of shopping and recreational facilities is within 15 miles.

## Information

Property Reference: HJB03330

Photos & particulars prepared: March 2026 (Robert Turner MNAEA)

Services: Mains electricity water & septic tank drainage (tbv) Oil central heating

Local Authority: Mid Sussex District Council Council Tax Band: 'F'

## Directions

Go up Spronketts Lane from the A272. After approximately 1 mile on the right-hand side, there is a fir tree, turn right into Cross Colwood Lane (Ear Wig Lane to the left) then immediately you will see a driveway on the right with a sign saying Broomsticks. Go up the drive and Ramatuelle is the White House on the right-hand side. What Three Words to the property nearby: <https://w3w.co/wolf.crumbles.absorbs>

## Viewing

An internal inspection is strictly by appointment with:

**H.J. BURT Henfield**

Euston House | High Street | Henfield | West Sussex | BN5 9DD

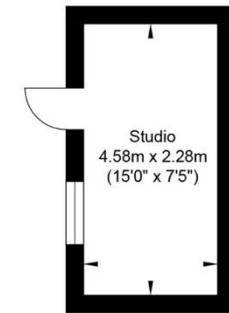
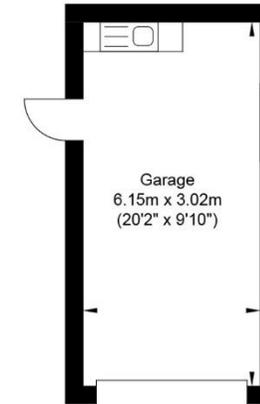
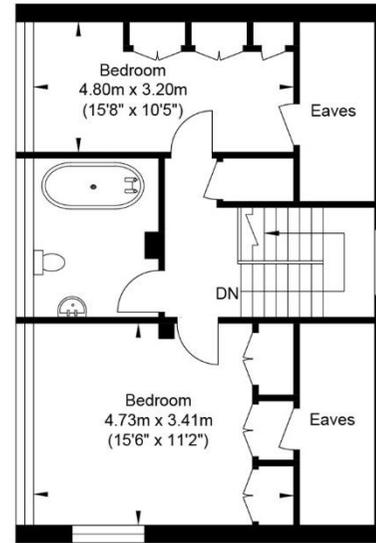
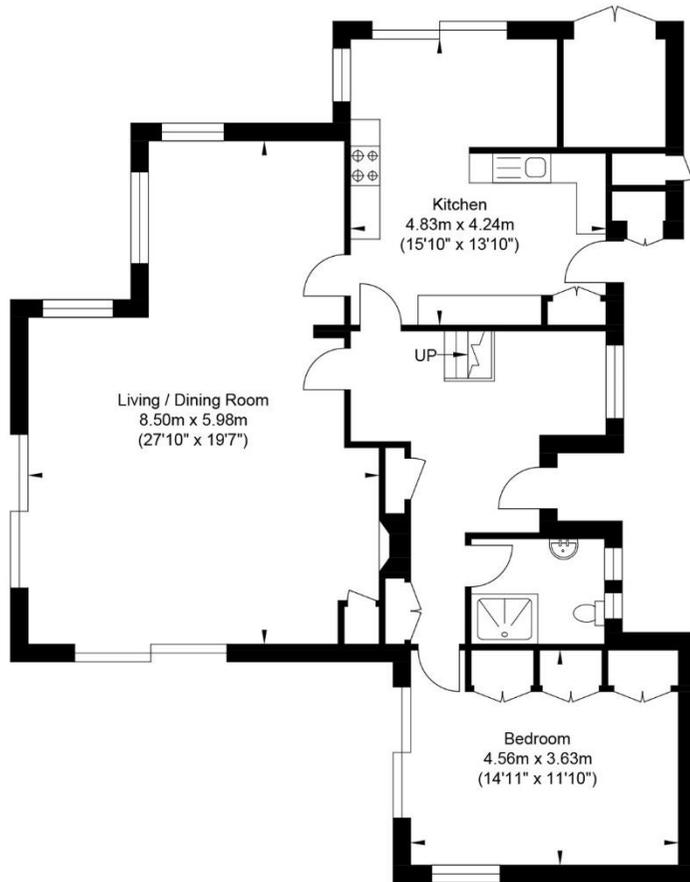
01273 495392 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [henfield@hjburt.co.uk](mailto:henfield@hjburt.co.uk)

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Ground Floor  
Approximate Floor Area  
1108.68 sq ft  
(103.0 sq m)

First Floor  
Approximate Floor Area  
531.52 sq ft  
(49.38 sq m)

Garage  
Approximate Floor Area  
199.88 sq ft  
(18.57 sq m)

Outbuilding  
Approximate Floor Area  
112.37 sq ft  
(10.44 sq m)

Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 152.38 sq m / 1658.27 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.