

CHATESGROVE

CROSS COLWOOD LANE, BOLNEY, WEST SUSSEX







Chatesgrove

Cross Colwood Lane, Bolney, West Sussex

An outstanding Grade II Listed country house of great character set in landscaped grounds and surrounded by beautiful countryside

Summary of accommodation

Entrance Hall, 2 Cloakrooms, Drawing Room, Dining Room, Music Room, Study
Kitchen/Breakfast Room, Family Room, Utility Room, Cellar
5 Bedrooms, 2 Dressing Rooms, 3 Bathrooms, open plan Loft Room
Entertaining Barn, Swimming Pool, Outbuilding
Beautiful Gardens and Grounds, Paddock
In all about 9 acres

Haywards Heath 7 miles (Victoria/London Bridge from 47 minutes)
Horsham 9 miles (Victoria/London Bridge from 54 minutes),
Gatwick Airport 16 miles, Brighton 15 miles



Beyond your expectations

Hamptons Horsham Office
64 West Street, Horsham, RH12 1PL
Tel: 01403 211766
Email: horsham@hamptons-int.com

Hamptons International
London Head Office, UK House
180 Oxford Street, London, W1D 1NN
Tel: 0207 493 8222

www.hamptons.co.uk

Situation

Chatesgrove is situated in a delightful rural location approached by country lanes and set amidst beautiful countryside between the villages of Bolney and Warninglid. Haywards Heath and Horsham are about 7 miles and 9 miles respectively, each providing comprehensive shopping and leisure facilities and main line rail services to London. The A23 is about 2 miles providing access to Brighton, Gatwick Airport, the M25 and the national motorway network. There are excellent sporting facilities in the area including golf at Mannings Heath and Cottesmore, show jumping at Hickstead and racing at Plumpton and Brighton. Nearby schools include Handcross Park, Cottesmore, Hurstpierpoint College and Ardingly College. There are many miles of beautiful walks and rides over the surrounding countryside, much of which is within the High Weald Area of Outstanding Natural Beauty.

Description

Chatesgrove is an exceptionally attractive country house listed as being of early 17th century origin with timber framed elevations under a Horsham stone roof. Throughout the property many of the period features have been retained including exposed timbers and fine inglenook fireplaces in both the drawing room and dining room.

On the ground floor is a suite of 4 reception rooms comprising a double aspect drawing room with limed oak beams and a wood burner set in the inglenook fireplace; dining room with oak frame and mullioned leaded windows; study with stone fireplace, part oak panelling and carved oak frieze and a music room with fitted book and display shelving.

The kitchen/breakfast has Clive Christian fittings and built in appliances including a Falcon Range. Beyond is the former staff accommodation which now provides a family room, bedroom, utility and cloakroom with plumbing for a bath/shower if required.

On the first floor is a magnificent principal suite with a vaulted bedroom, oak fitted dressing room and bathroom. There are 3 further bedrooms and 2 bathrooms and above are open plan loft rooms providing additional bedroom/playroom facilities.

Gardens and Grounds

The landscaped gardens which surround the house are truly stunning with sweeping lawns, flagstone paths and terraces, numerous specimen trees and shrubs and a water feature which flows through the grounds is crossed by foot bridges and bordered by stone rockeries.

From the lane double gates set within a timber and Horsham stone archway open onto a drive which rises through banks of rhododendrons and leads to a large flagstone courtyard adjoining the house. A second drive adjacent to the field opens into a parking area with a gate opening on to the main drive.





A detached period barn has been converted to provide an excellent entertaining facility with a flagstone floor, a raised wood burner set in a brick fireplace and a fitted kitchen area. To one side is a heated swimming pool (41'9 x 19'9 plus a Roman End) set in a paved surround and above the pool area is a greenhouse and outbuilding housing the filtration plant.

From the house lawns rise to the north and lead to a walled garden with wisteria, roses, a fig tree and a corner seat. Lying to the east of the gardens is a field with a former timber and tiled piggery.

In all the gardens and grounds extend to about 9 acres.

Directions

From London proceed south on the M23/A23 towards Brighton, passing Gatwick and leave the A23 at the Cuckfield/Warninglid junction (B2115). At the T-junction turn right, proceed over the A23 and then turn first left into Colwood Lane. At the end of the lane turn right into Cross Colwood Lane and Chatesgrove is situated on the right after the right hand bend.

Postal address: Chatesgrove, Cross Colwood Lane, Bolney. RH17 5RY

Local Authority: Mid Sussex District Council. Tel. 01444 458166

Viewings: All viewings are strictly by appointment with Hamptons International 01403 211766









Cross Colwood Lane, Bolney, Haywards Heath

Approximate Gross Internal Area = 399.3 sq m / 4298 sq ft

Cellar = 11.8 sq m / 127 sq ft

Entertaining Barn = 71.9 sq m / 773

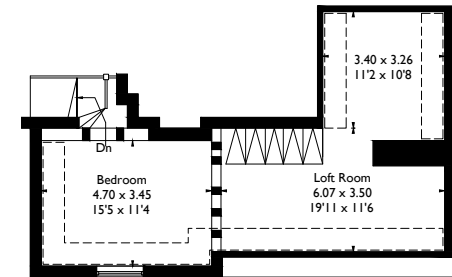
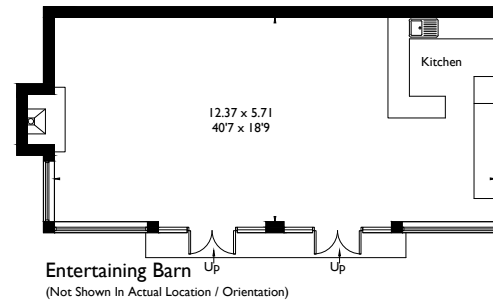
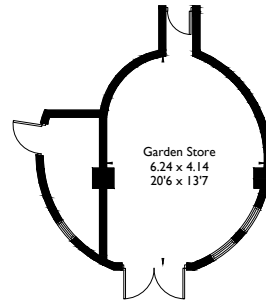
Total = 483 sq m / 5198 sq ft

(Excluding Garden Store)

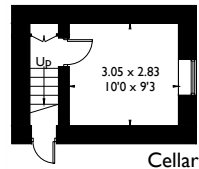
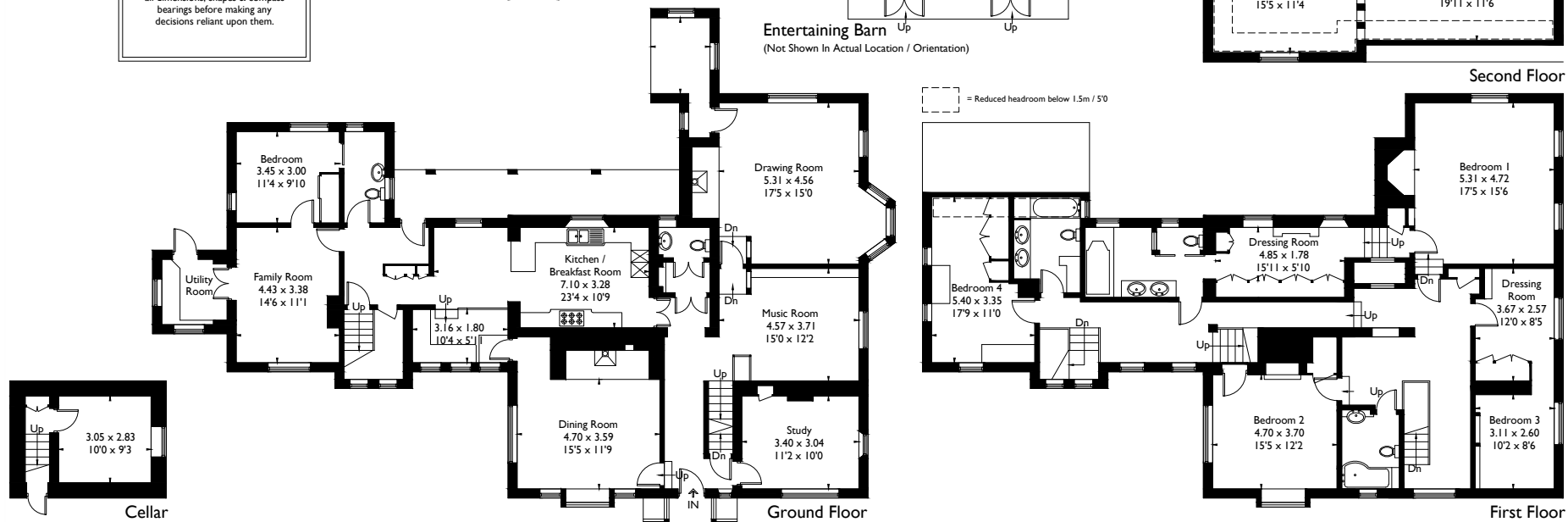


Floorplan © 2016
0845 6344080 Ref: 164430

This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



Second Floor

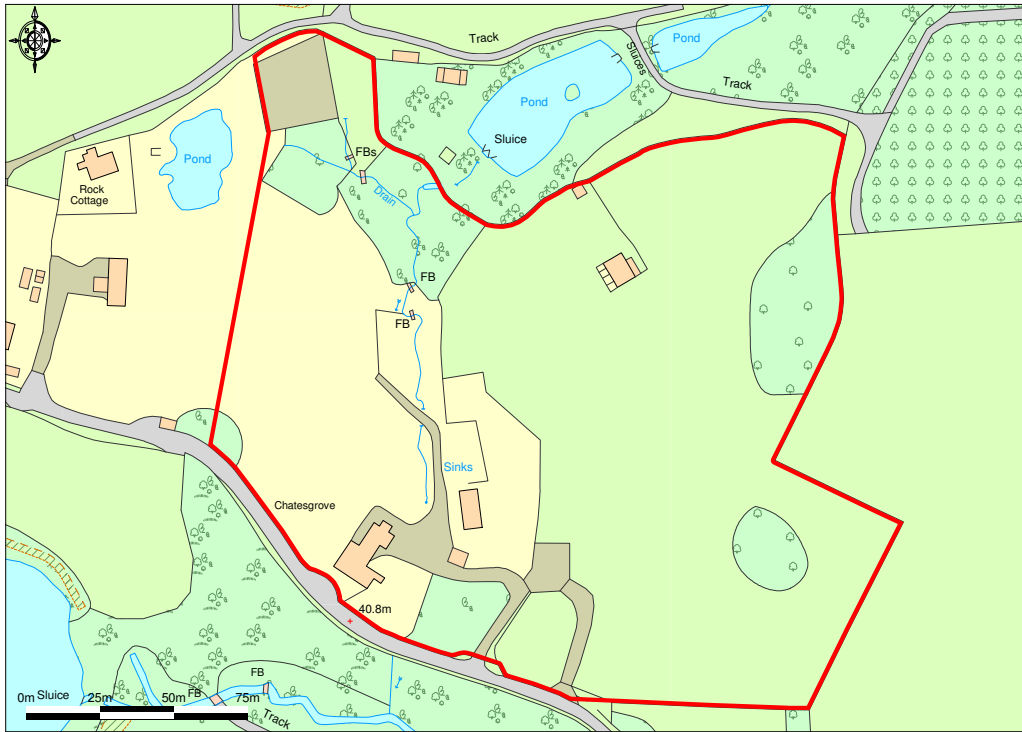


Cellar

Ground Floor

First Floor

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Promap®
Ordnance Survey © Crown Copyright 2016. All rights reserved. Licence number 100022432. Plotted Scale - 1:1428

