



Semi-detached period cottage situated on a private lane

Holly Tree Cottage, Balneath Manor Lane, South Chailey, Lewes, East Sussex BN8 4AP

Freehold





Entrance porch and hall • Sitting room • Dining room • Kitchen and breakfast room • Utility room • Cloakroom • Principal bedroom with en suite bathroom • 4 further bedrooms (2 with en suite shower rooms) • Family bathroom • Detached home office • Store room • Garage & driveway parking • Over ground swimming pool • Gardens • About 0.3 of an acre • EPC rating E

About this property

Believed to date from the 1870s, Holly Tree Cottage is an attractive semi-detached period cottage, which has been sympathetically extended and improved over the years to create an excellent family home extending to over 2,100 square feet. Sitting in a plot of about a third of an acre, the house also benefits from a large detached garage and a modern home office within the garden, ideal for home working.

The floor plan gives a comprehensive overview of the full extent and layout of the house. There are two formal reception rooms on the ground floor: a dual-aspect dining room with electric stove, and a generous sitting room with fireplace and inset gas fire, and folding doors opening fully to the garden. The kitchen is fitted with a range of traditional-style units with wooden worktops and a two-oven Aga; there is ample space for a table in the adjoining breakfast room. A useful utility room and an understair cloakroom complete the ground floor.

There are five bedrooms on the first floor: bedroom one has a good range of fitted wardrobes and an en suite shower room; bedrooms two and three also have en suites. A large family bathroom with bath, twin basins

and a separate shower cubicle serves the remaining two bedrooms.

Outside

Holly Tree Cottage is approached from the lane via a gated driveway, offering ample space for several cars to park; to the front of the house is an area of lawn bounded by post and rail fencing. The driveway leads to a store room adjoining the side of the house (housing the oil tank) and to the large garage beyond.

The rear garden is largely laid to level lawn. There are two paved seating areas from which to enjoy the gardens and the outlook over the farmland beyond: one accessed directly from the kitchen, and a larger terrace to the rear of the garage. To the far end of the garden is an enclosed kitchen garden with a greenhouse and several raised beds, the fenced, over ground swimming pool and the detached home office.

Agent's Note

Balneath Manor Lane is a private road for which Holly Tree Cottage contributes c.£100 per annum towards maintenance and upkeep. The road is also a public bridleway.



Local Information

Holly Tree Cottage is situated along a private lane in on the semi-rural outskirts of South Chailey, which has a convenience store with Post Office, health centre and a public house.

An excellent network of nearby footpaths gives direct access to the surrounding countryside.

Comprehensive Shopping: The property lies between the towns of Lewes (5 miles) and Haywards Heath (6 miles), both of which are well served by a range of supermarkets, High Street chains and independent shops, and offer a wide variety of restaurants and recreational opportunities.

Lewes is well-known for being the picturesque and historic County Town of East Sussex, and is famous for its Bonfire Night celebrations.

Mainline Rail Services: Both Haywards Heath and Lewes provide fast and frequent commuter train services to London Victoria, London Bridge and Brighton, from 42 minutes.

Schools: There is a wide range of highly regarded schools and colleges to choose from in the nearby villages and towns, including Chailey St Peters Primary School, Chailey Secondary School, Cumnor House in Danehill, Great Walstead near Lindfield, Burgess Hill Girls, Ardingly College and Lewes Grammar.

Directions

Heading south on the A275 towards Lewes, pass the layby opposite Mill Lane and Chailey Free Church on the left hand side. The unmarked lane leading to Holly Tree Cottage is on the left hand side after the white cottage with blue shutters, almost directly opposite the former Swan Inn public house (Swan House).

Services

Oil fired central heating. Mains electricity, water and drainage. The office has electric underfloor heating. The pool is heated by an heat pump.

Outgoings

Lewes District Council, 01273 471600. Tax band G.

Energy Performance

A copy of the full energy performance certificate is available on request.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.





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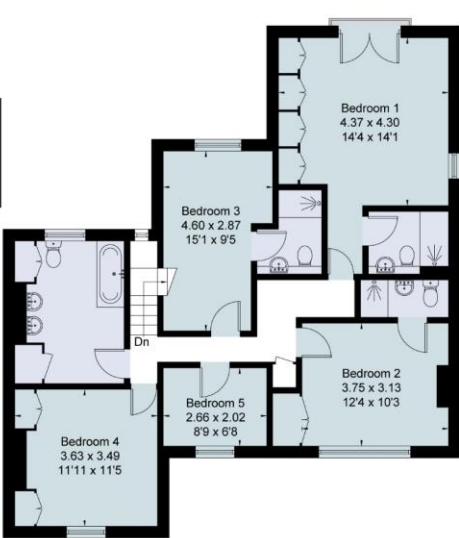
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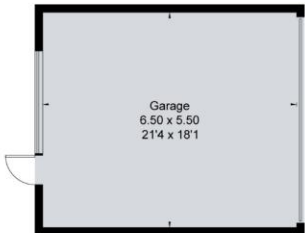
Approximate Area = 196.2 sq m / 2112 sq ft
Garage = 35.7 sq m / 384 sq ft
Office / Store = 29.1 sq m / 313 sq ft
Total = 261 sq m / 2809 sq ft
For identification only. Not to scale.
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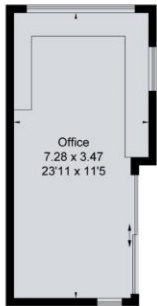
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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