



# KNAVES ACRE WEST HOATHLY









KNAVES ACRE, SELSFIELD ROAD,  
WEST HOATHLY, EAST GRINSTEAD,  
WEST SUSSEX RH19 4QN

Freehold

- Hall
- Sitting room
- Dining room
- Kitchen
- Wet room
- 2 bedrooms
- Bathroom
- Study
- Pantry
- Detached office with kitchenette, shower room, workshop and store
- Detached studio
- Landscaped garden
- Parking
- About 0.55 of an acre
- EPC rating F







## ABOUT THE PROPERTY

Believed to date from the early 1700s, Knaves Acre is a delightful attached cottage, bursting with character and with an interesting history evidenced by a number of period features. The house is situated in an elevated position in the village Conservation Area, and from the rear outstanding panoramic views reaching for miles over rolling Sussex countryside to the North Downs, Surrey and Kent, taking in the waters of the Weirwood Reservoir.

Originally built by the village wheel-wright, the vaulted ceiling in what is now the sitting room accommodated carts and some old hardware is still attached to the timbers; the property was later owned by an artist and potter with links to the Bloomsbury group. It is well-presented, with every care taken to preserve the historical charm of the property: of particular note are the two light-filled reception rooms, both of which have excellent ceiling heights for a property of its age, woodburning stoves, and both windows and glazed doors framing the exceptional views.

Knaves Acre is complemented by two versatile outbuildings in the garden: a substantial office with woodburning stove, workshop and store with useful kitchenette and shower room allowing the option for it to be used as occasional guest accommodation, and an attractive, recently built timber-framed oak clad studio currently used as a consulting room.

The floor and site plans give a comprehensive overview of the full extent of the accommodation, together with the layout of the rooms and outbuildings.

## OUTSIDE

To the front of Knaves Acre is a small gravel courtyard, screened from the road by hedging with a central wooden gate leading to the front door. Adjoining the front of the house is a useful pantry; there is also a covered log and bin store.

The glorious rear garden is of particular note. Immediately to the rear of the cottage is a raised decked terrace adjoining the sitting room; a further seating area atop an outcrop of rock is accessed from the dining room. From here, steps descend to the lower garden which lies at the foot of a striking sandstone cliff and is mainly laid to well-tended, gently undulating lawn, surrounded by mature trees and shrubs, with a small pond and productive kitchen garden. The garden is well enclosed by mature trees and has views over open fields to the north; to the north east of the garden is a parking area with vehicular access via a right of way over a private lane/bridlepath leading off Chapel Row.

## SITUATION

Knaves Acre is situated in the Conservation Area of West Hoathly, a pretty village surrounded by beautiful countryside, in the High Weald Area of Outstanding natural beauty.

West Hoathly has a primary school, various village sports clubs, two pubs (The Cat and The Fox) and Gravetye Manor country house hotel with its Michelin-starred restaurant. There are many opportunities for sporting and country pursuits in the surrounding area; there is direct access from the garden to Forestry Commission land and a huge network of footpaths and bridleways. Nearby Sharpthorne has a village shop; comprehensive shopping is at East Grinstead and Haywards Heath.

**Rail services:** Mainline rail services to London are available at Three Bridges (London Bridge from 34 minutes), Haywards Heath and East Grinstead. Gatwick airport 10 miles.

**Schools:** There is an excellent range of schools in the area, both state and private, including West Hoathly Primary School, Cumnor House, Brambletye, Fonhill Lodge, Handcross Park, Worth Abbey and Ardingly College.

## DIRECTIONS

From Haywards Heath proceed north on the B2028, through the village of Ardingly and north towards Turners Hill. Turn right into Selsfield Road (signposted West Hoathly and Sharpthorne), and continue for just under 1.5 miles. Once in West Hoathly, Knaves Acre can be found on the left hand side.

## SERVICES

Oil fired central heating to the main house. Mains electricity and water. Private drainage.

## OUTGOINGS

Mid Sussex District Council, 01444 458166. Tax band E.

## VIEWING

Strictly by appointment with Savills on 01444 446000.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

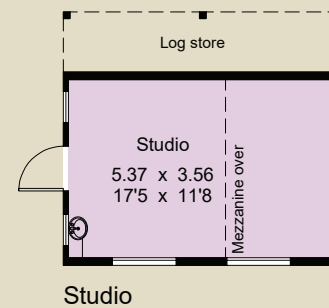
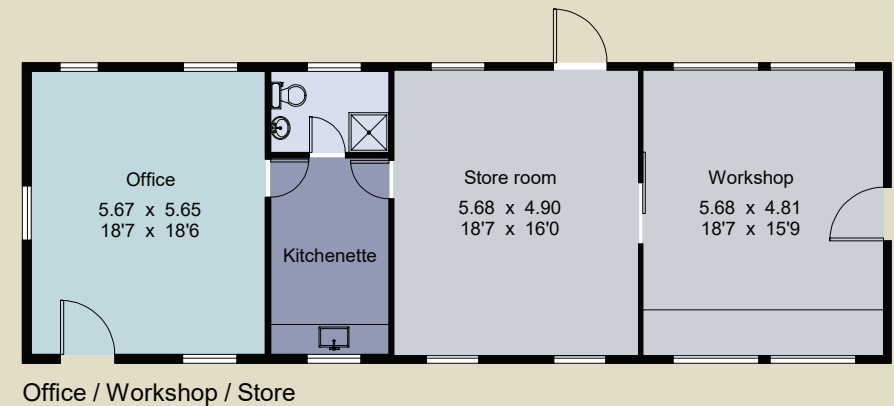
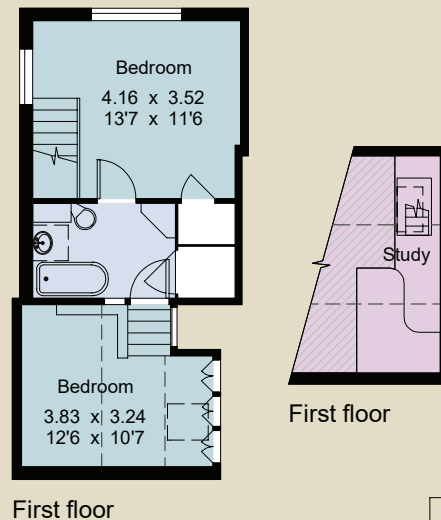
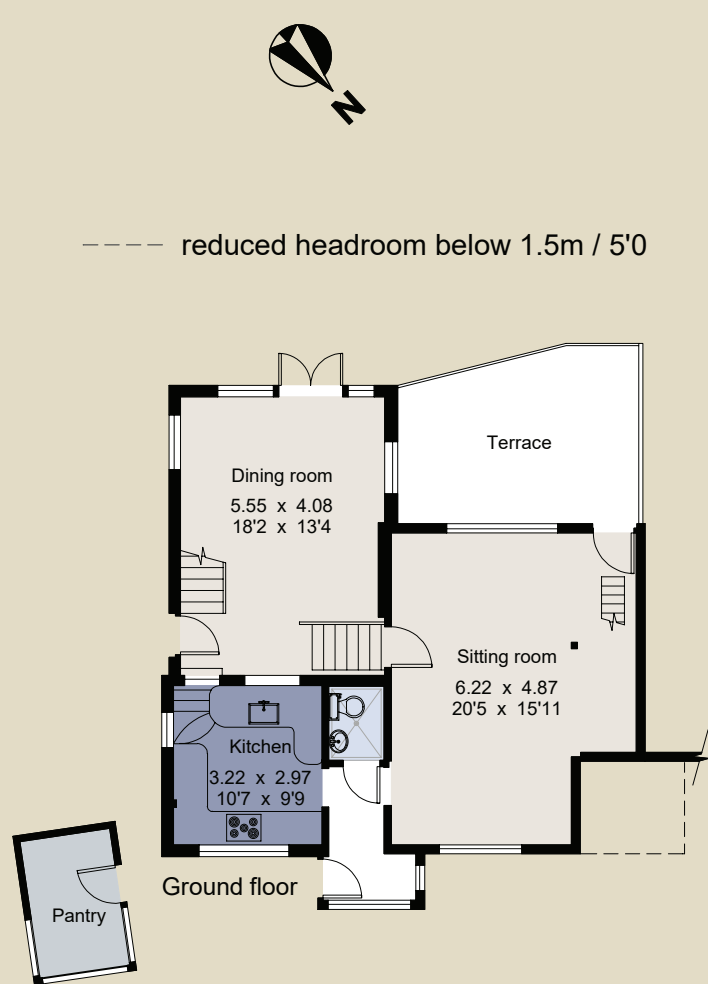






Knaves Acre, West Hoathly  
Gross internal area (appox) 107.9 sq.m/1161 sq.ft  
Store room 4.9 sq.m/52 sq.ft  
Office / Workshop / Store 96.8 sq.m/1041 sq.ft  
Studio 18.9 sq.m/203 sq.ft  
Total 228.5 sq.m/2457 sq.ft

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For identification only - Not to scale  
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