



Stylish & beautifully presented extended Victorian home in a delightful lightly-wooded setting

Cornflower Cottage, Cinder Hill, North Chailey, Lewes, East Sussex BN8 4HR

Guide £1,395,000 Freehold

savills



Entrance hall • Sitting room • Study • Kitchen and dining room • Boot room • Utility room • WC • 5 bedrooms • 2 bathrooms • Detached double garage • Landscaped gardens and terraces • About 0.3 of an acre • EPC rating D

About the property

Believed to date from the 1870s, Cornflower Cottage is an extended Victorian cottage, with brick elevations, decorative bargeboards and timber-framed casement windows. Beautifully presented throughout in a stylish muted colour palette and finished with high-end fixtures and fittings, this excellent family home is ideally positioned between the villages of North Chailey and Newick, situated in an elevated, lightly-wooded setting, with a lovely outlook over the adjoining countryside.

The house is arranged over two floors, extending to nearly 2,500 square feet, the full extent of which can be seen on the floor plan. There are two reception rooms lying off the entrance hall: double doors open to an elegant dual aspect sitting room featuring a limestone fireplace with inset Chesneys woodburner; across the hall is a cosy study or snug with feature fireplace.

The kitchen and dining room is of particular note: a spacious, light-filled room with Travertine tiled floor, recently re-fitted with a range of timber cabinetry and a central island designed by Neptune, complemented by quartz worktops, a gas-fired Aga and additional appliances; there is ample space for a large dining table at the southern end of the room, where French doors open to the terrace and there is a

window seat overlooking the rear garden.

Adjoining the kitchen is a useful boot room, and a utility room with storage and space for laundry appliances, leading to a newly fitted WC.

There are five bedrooms on the first floor, two with built-in storage. Bedrooms three and four share a 'Jack and Jill' bathroom, creating an ideal guest suite; the remaining bedrooms are served by a large family bathroom with stylish modern Victoria+Albert suite, including a freestanding bath and separate shower cubicle.

Outside

Cornflower Cottage is approached from Cinder Hill via an electronically operated five bar gate, which opens to a long driveway leading up to the house and detached double garage; lying ahead of the house is a gravelled parking and turning area.

The house sits almost centrally within its third of an acre plot, with areas of lawn to the front and rear, bounded by well-maintained laurel hedging and dotted with attractively planted shrub and flower beds. To the south of the house is a sunny, south-facing raised terrace with doors from the kitchen: an ideal spot for al fresco dining. A pathway leads around to the rear of the house and a second terrace area.



Local Information

Cornflower Cottage is situated in North Chailey, close to the South Downs National Park. The village is rural yet not remote, with a gastro pub and village hall; the parish church is a pleasant walk along the lane and across a meadow. The nearby village of Newick's thriving community includes a health centre, pharmacy, shops, bakery and three pubs. Comprehensive shopping is available at Lewes (7 miles), Haywards Heath (7.5 miles) or Brighton (14.5 miles).

There are many leisure activities available in the area with bridle paths and footpaths across the surrounding countryside, including Chailey Common, Ashdown Forest and the South Downs. There is racing at Plumpton, sailing at Ardingly, golf across the county and the Bluebell Steam Railway at Sheffield Park. Sussex has a vibrant cultural and arts scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Transport links: there are frequent rail services to London from Haywards Heath (journey time to London Bridge/Victoria from 42 minutes) and Cooksbridge (4 miles, from 65 minutes). The A23/M23 lies to the west, giving access to Gatwick airport (20 miles), the south coast and the M25.

Schools: There are many highly regarded schools in the area, both state and private, including St Peter's and Newick C of E Primary Schools, Chailey Secondary School, Lewes Old Grammar School, Cumnor House, Great Walstead, Ardingly College and Hurstpierpoint College.

Directions

From the A272, take the A275 south towards Lewes, through Chailey Green. Pass the Five Bells on the right and immediately take the next left into Cinder Hill (signposted Cornwell's Bank). Proceed for about 0.7 of a mile, over a small stream and bridge, and Cornflower Cottage can be found on the left hand side as the road continues up hill.

Services

Gas fired central heating. Underfloor heating through the kitchen and dining room. Mains electricity and water. Private drainage.

Outgoings

Lewes District Council, 01273 471600. Tax band F.

Energy Performance

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

Viewing

Strictly by appointment with Savills on 01444 446000.





Approximate Area = 228 sq m / 2454 sq ft
Garage = 22.9 sq m / 246 sq ft
Total = 250.9 sq m / 2700 sq ft
For identification only. Not to scale.
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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-)	57	76
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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