



# Superbly presented six bedroom detached modern house with landscaped gardens

**The Hollies, Slaugham Lane, Warringlid, Haywards Heath, West Sussex, RH17 5TH**

Guide Price £1,650,000 Freehold





Entrance hall • Sitting room • Family room • Dining room/kitchen • Study • Utility room • Cloakroom • Principal suite: bedroom, dressing room, bathroom • Five further bedrooms • Three further bath/shower rooms • Outdoor kitchen with attached gym • Detached garage and workshop with storage • Garden • About 0.46 of acre • EPC rating C

#### About this property

The Hollies is a superb modern house, completed in late 2020 and offering exceptionally generous and well-appointed accommodation extending to over 3,500 sq ft. Features include engineered wood and tiled flooring with underfloor heating to the ground floor, timber framed double glazed windows, oak doors, Italian porcelain tiled bathrooms with Villeroy & Boch fittings and generous proportions throughout.

The focal point of day to day life is the stunning open plan dining room/kitchen, fully fitted with bespoke, hand painted cabinets and drawers, Corian worktops and an extensive range of integrated appliances. Three sliding doors give access to the terrace, and the adjoining utility room has side access. The kitchen is open to the sitting room, which has bi-fold doors framing the views across the garden.

There are two further reception rooms, offering flexible space which could be suitable for formal dining room or study, and family/TV room.

On the first floor, the principal bedroom has the benefit of a walk-through dressing room with plentiful storage, and a spacious en suite bathroom with walk-in spa style shower, free standing oval bath, two basins with drawers under, a WC and heated towel rail.

There are two further bedroom suites on the first floor, and three bedrooms served by a shower room on the second floor.









### Outside

The property is approached from Slaugham Lane via secure, electronically operated gates which open to the driveway, with a pedestrian gate (also electronically operated) further up the lane. There is plenty of parking, with space for several cars ahead of the detached garage/workshop, which has two secure doors and a storage over. For convenience, a spur of the drive leads up to the house, narrowing to a path which surrounds the house and opens out to the rear terrace.

The garden has been landscaped, with a striking retaining wall creating a large expanse of levelled lawn, set with some mature beds and an ornamental pond; the spacious rear terrace adjoins the house, creating a wonderful space for entertaining and enjoying the garden. To the side is a large timber framed outbuilding, forming an open outdoor kitchen/barbecue area with extractor fan and an attached enclosed gym, which could be used as a home office. The grounds are fully enclosed at the boundary and extend to about 0.46 of an acre.

### Local Information

Situated on the outskirts of Warringlid, a charming West Sussex village with Saxon origins; its centre was the first of six conservation areas in Sussex. The village has a cricket field, a recreation/play area and is home to the Half Moon Pub. The larger villages of Handcross and Cuckfield (three miles and four miles respectively) offer a number of local amenities including schools, doctor's surgery and shops.

Haywards Heath six miles, Horsham and Crawley both eight miles.

There are many leisure activities available in the area including many opportunities for equestrian pursuits, sailing at Ardingly and golf across the county. There is a vibrant cultural and arts scene in Sussex, 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 (London Bridge/Victoria from 42 minutes), and Three Bridges in Crawley offers a fast service to Victoria from 36 minutes.

The A23/M23 lies to the east, giving access to Gatwick airport (13 miles), the south coast and the M25.

**Schools:** there are a number of highly regarded state and independent schools in the area including Ardingly College, Hurst College, Christ's Hospital, Worth, Woodgate School (Pease Pottage), Warden Park Academy and Handcross Park School.

#### **Directions**

From Haywards Heath take the A272 west, and then the B2184 into Cuckfield, turning right into London Lane. Turn right at the mini-roundabout, keep forward at the next and at the third bear left into Whitemans Green B2115/ B2114. Continue on for nearly a mile, then turn left onto Sloughgreen Lane, crossing over the A23. Continue forward into the village and turn right at the crossroads; The Hollies is the fourth house on the right.

#### **Services**

LPG gas fired central heating (underfloor to parts of the ground floor and bathrooms). Mains electricity, water and drainage. Cat 5e wiring and network sockets throughout house.

#### **Outgoings**

Mid Sussex District Council, 01444 458166. Council tax band H.

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available on request.

#### **Viewing**

Strictly by appointment with Savills on 01444 446000. If there is any point which is of particular importance to you, please discuss this with us, especially before you travel to view the property.

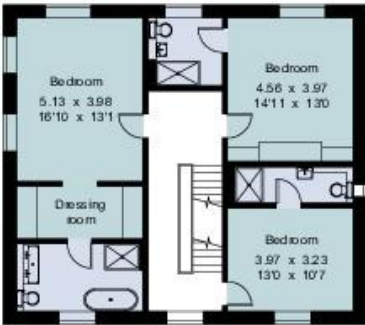
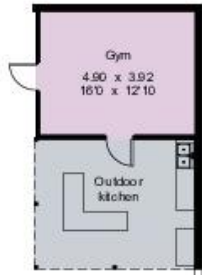
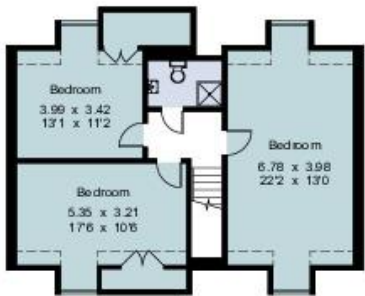
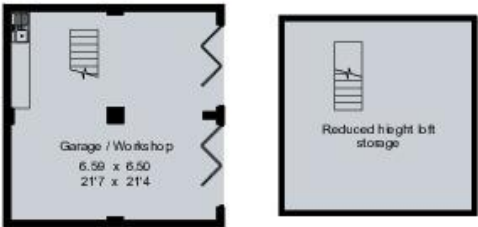









The Hollies, Slaugham Lane, Warninglid  
Gross internal area (approx) 330.6 sq m/ 3558 sq ft  
Gym (Excluding Outside kitchen) 19.2 sq m/ 206 sq ft  
Garage (Excluding storage loft) 43.3 sq m/ 466 sq ft  
Total 393.1 sq m/ 4230 sq ft



For identification only - Not to scale  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	78	83
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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Cladding: We have been told that this property has no cladding. Purchasers should make enquiries about the external wall system of the property, if it has cladding and if it is safe or if there are interim measures in place.

