



Stylish and spacious detached Grade II* listed former manor house with beautifully landscaped gardens.

Jefferay House, Chiddingly Place, Chiddingly, East Sussex, BN8

£1,750,000 Freehold



Drawing room/reception hall • Kitchen/breakfast room • Dining room • Four bedrooms (one en suite) • Family bathroom • Annexe: study/office, reception room, kitchen, shower room • Mezzanine sitting room • Open bay car port • Machinery store/garage • Off street parking • Gardens • EPC exempt

Local Information

The property is situated in the pretty East Sussex village of Chiddingly, in the Low Weald, close to the South Downs National Park. Chiddingly has a thriving community, with two pubs, a primary school, a church, a village hall and a village shop and café in nearby Muddles Green.

Uckfield (eight miles, about 17 minutes by car), Lewes (10 miles) and Eastbourne (13 miles) provide more comprehensive shopping and leisure facilities, including independent cinemas, leisure centres, swimming pools, supermarkets, shops, bars and restaurants.

There are many leisure activities available locally, including local clubs for rugby, cricket and theatre; across Sussex activities include show jumping at Hickstead, sailing at Eastbourne and Brighton and golf at one of the many courses across the county, including East Sussex National which also provides a hotel, spa and gym. Nearby Glyndebourne hosts the world class opera house, and there are many historic houses across the region. The surrounding countryside and the South Downs National Park offer miles of footpaths and bridleways.

Communications: The surrounding areas are linked by the A22, which in turn links to the coast and the M25 orbital motorway, Gatwick and Heathrow airport.

Mainline Rail Service: Uckfield (London Bridge from 70 minutes), Lewes (London Victoria from 70 minutes), Polegate (7.8 miles, London Victoria from 90 minutes).

Schools: There are many highly regarded schools in the area, both state and private, including St Bede's, Chiddingly Primary School, Eastbourne College, Lewes Old Grammar School and Uckfield College. A number of private schools offer bus services for students which stop near or in the village.

All distances and times are approximate. Journey times taken from Google.





About this property

Jefferay House is a wonderful Grade II* listed property with an interesting history. It is understood that there has been a dwelling on the site for over 500 years, which was extensively rebuilt in the late sixteenth century to create a manor house for Sir John Jefferay, Baron Chancellor to Queen Elizabeth I. Jefferay House was originally the east wing of the manor house, which is believed to have had the only example of a double height baronial hall in the region. It is offered chain-free.

The property has been sympathetically restored to an exceptionally high standard, and offers a superb combination of beautiful original features joined with modern comforts such as underfloor heating in the drawing room, dining room and kitchen/breakfast room.

The elevations are brick under a pitched clay peg tiled roof, and incorporate many of the original stone mullioned windows, set with leaded glass. There is an impressive triple chimney stack, and the property offers spacious accommodation arranged over three floors, with high ceilings, and a striking combination of exposed brick walls and open plasterwork set with timbers throughout. There are wonderful views across rolling fields to the village church from many rooms on the south east elevation.

The timber front door opens to the vaulted drawing room. Points of note include the Sussex limestone flagstone flooring, which extends through much of

the ground floor, an attractive Sussex marble fireplace with a working wood-burning stove and a glazed door framing the south-easterly views and giving access to the courtyard garden.

It opens onto the superbly appointed kitchen/breakfast room, which is well-equipped with an extensive range of bespoke oak units and matching wall mounted cupboards and plate rack, set beneath granite and wood work surfaces and with a butlers sink and integrated dishwasher. These are complemented by a central island unit with granite work surface and integrated refrigerator and freezer and by a Britannia range with a six ring gas hob and two electric ovens. An oak door opens to the understairs utility recess for housing a washing machine and dryer. Set into some wooden flooring in the kitchen is a trap door with steps leading down to the fully tanked cellar/wine store.

The dining room is double aspect, and offers potential to open the whole ground floor into one space. Steps lead down to the annexe which can also be accessed via its own entrance from the courtyard. It provides a versatile space currently comprising a study/office, reception room, galley kitchen and a Jack and Jill shower room. These rooms can be used as additional bedrooms, workspace or to provide self-contained ancillary accommodation.

On the first floor is a superb galleried landing, which is open over the drawing room. A wood staircase leads up the mezzanine





second floor, which is an ideal sitting room or study space.

The principal bedroom and its en suite shower room occupy the north eastern portion of the first floor; there are three further bedrooms and a bathroom.

Outside

The gardens are a particular feature of Jefferay House. The formal courtyard to the south east is beautifully landscaped, and includes brick and paved pathways, separating abundantly stocked flower and shrub beds.

Beyond lies a parking area and an open bay car port and secure garage attached to the annexe; this area is approached via a private drive over which Jefferay House has right of way.

The main walled garden has a wide expanse of lawn surrounded by landscaped beds, and walls with espaliered fruit trees including cherry, plum, apple and pear.

To the front of the house is a further gravelled parking area which leads to a lawned entrance courtyard with path to the front door. The plot extends to about a third of an acre.

Services

Mains electricity and water. Oil fired central heating. Private drainage (Klargester).

Outgoings

Wealden District Council, 01892 653311.

Tenure

Freehold

Directions

From Haywards Heath, proceed east on the A272 until Maresfield and join the A22 southbound towards Eastbourne. Stay on the A22 for just under ten miles until reaching Golden Cross, and just after the petrol station take the turning on the left, signposted Chiddingly. Follow the road into Muddles Green, and at the T-junction turn left, passing the village primary school on the right. Continue into Chiddingly village and bear left at the Six Bells Inn. Jefferay House will be found after a short distance on the left hand side.

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.





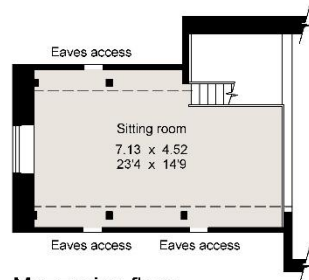
Jefferay House, Chiddingly

Gross internal area (approx) 333.6 sq m/ 3,590 sq ft

Cellar 9.2 sq m/ 99 sq ft

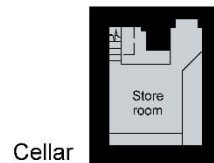
Garage / Carport 24.1 sq m/ 259 sq ft

Total 366.9 sq m/ 3,948 sq ft

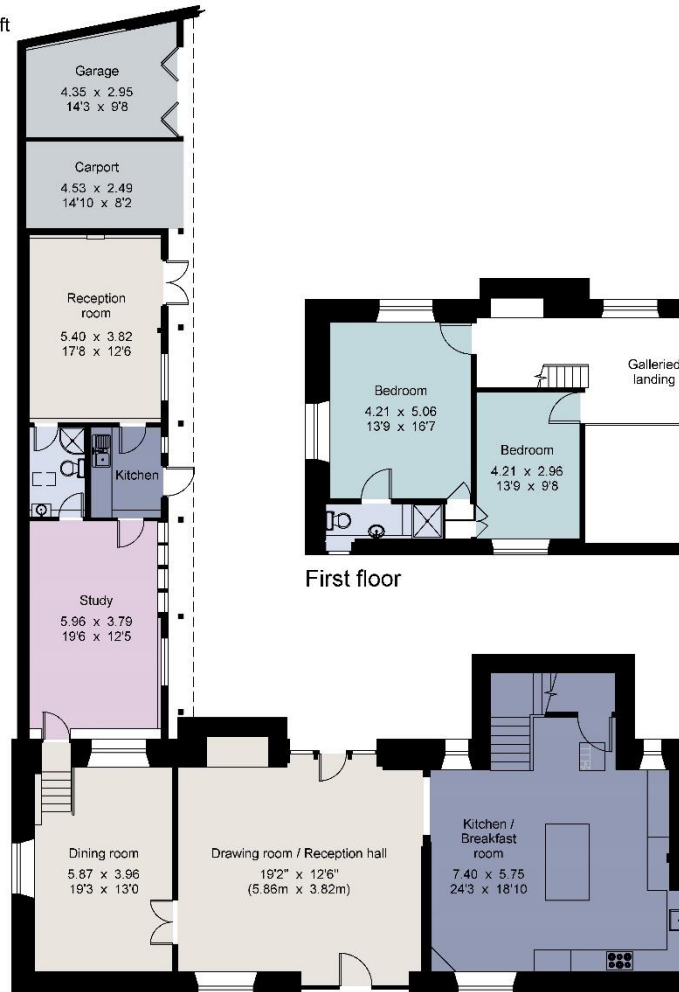


Mezzanine floor

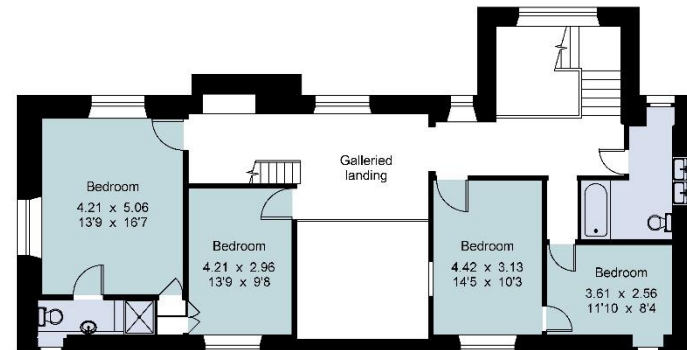
----- reduced headroom below 1.5m / 5'0



Cellar



Ground floor



First floor



For identification only - Not to scale
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