



A four bedroom detached stone house with stunning rural views

Harpicot, Slaugham Lane, Warninglid, Haywards Heath, West Sussex RH17 5TH

Asking Price £1,250,000 Freehold





Sitting room • Family room / dining room • Conservatory • Kitchen and breakfast room • Ground floor bedroom four • Wet room • Entrance and rear halls • Three further bedrooms (one en suite) • Family bathroom • Detached double garage • Gardens • About 0.35 of an acre • EPC rating F

About the property

Situated in the village of Warninglid, backing on to open fields, Harpscot is a handsome detached four bedroom stone house of immense character, understood to have originally been the laundry house to a local estate. Sitting centrally within its plot, the house dates from 1812, with a more recent, beautiful and sympathetic extension added in 2014; it is characterised by attractive half tile-hung mellow stone elevations, with stone mullioned windows and a tiled roof. Internally, the versatile accommodation extends to approximately 2,000 square feet, with good ceiling heights and a number of both modern and period character features including plantation blinds to many of the windows, original plank doors with thumb latches, open fireplaces, and exposed stone walls.

Leading off the wide entrance hall is a cosy family room or dining room with a woodburner, and the kitchen/breakfast room, which is fitted with a good range of painted wood units, granite worktops and a two-oven Aga. Through the kitchen/breakfast room is the former laundry, now a spacious and elegant sitting room with wood flooring and a brick open fireplace with copper hood. A glazed door leads to the adjoining timber-framed conservatory,

which has a stunning outlook over the gardens and adjacent fields.

Beyond the entrance hall is the rear hall providing access to a ground floor bedroom suite which has the potential to be self-contained, comprising a dual-aspect bedroom with French doors to the south-facing garden and an adjacent wet room with modern white suite and underfloor heating. A stable door opens from the hall to the rear patio and under cover log store.

There are three further well-proportioned bedrooms on the first floor, the principal bedroom and bedrooms two with cast iron feature fireplaces. The principal bedroom has an en suite shower room; the other two bedrooms are served by a family bathroom accessed directly from the landing.

Outside

Harpscot is set back from Slaugham Lane, well-screened by mature hedgerows and trees. Lying to the south of the house is a driveway with space for two cars, ahead of the detached double garage which has twin up and over doors (one electronically operated) and rafter storage space. A gated stone pathway leads to the house.

The private and well-enclosed garden with established borders



is mainly laid to lawn, stretching away to both the north and south of the house. There are three lovely seating areas: to the north, a paved terrace lies next to the conservatory; a further terrace spans the rear of the house and a patio to the south of the house is accessed via bedroom four. There is a charming 'secret garden' tucked away behind a deep shrub border to the west, with some lovely views over adjoining farmland.

In all, about 0.35 of an acre.

Local information

Harpscot is situated approximately 200 yards from the Half Moon Pub along Slaugham Lane. Warninglid is 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 village hall.

The larger villages of Cuckfield and Handcross (four miles and three miles respectively) offer a number of local amenities. Comprehensive shopping, bars and restaurants area available at Haywards Heath and Horsham (both six miles).

There is an array of leisure activities available in the area including many opportunities for equestrian pursuits, sailing at Ardingly Reservoir and golf across the county as well as walking and cycling. 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, Balcombe (five miles), Horsham (six miles), Gatwick airport (13 miles) and Three Bridges in Crawley (12 miles), offering a fast service to London terminals from 36 minutes. The Gatwick Express to London Victoria takes as little as 30 minutes.

The A23/M23 lies a couple of miles to the east, giving access to London and the M25, Gatwick airport and the south coast.

Schools: there are a number of highly regarded state and independent schools in the area including Ardingly College, Hurstpierpoint College, Worth, Handcross Park School, Warden Park Academy, Holy Trinity C of E Primary in Lower Beeding, St Mark's C of E in Staplefield, The Weald, Millais and The Forest School.

Services

Oil fired central heating. Electric underfloor heating in the en suite bathroom, wet room and ground floor bedroom. Mains electricity, water and drainage.

Outgoings

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

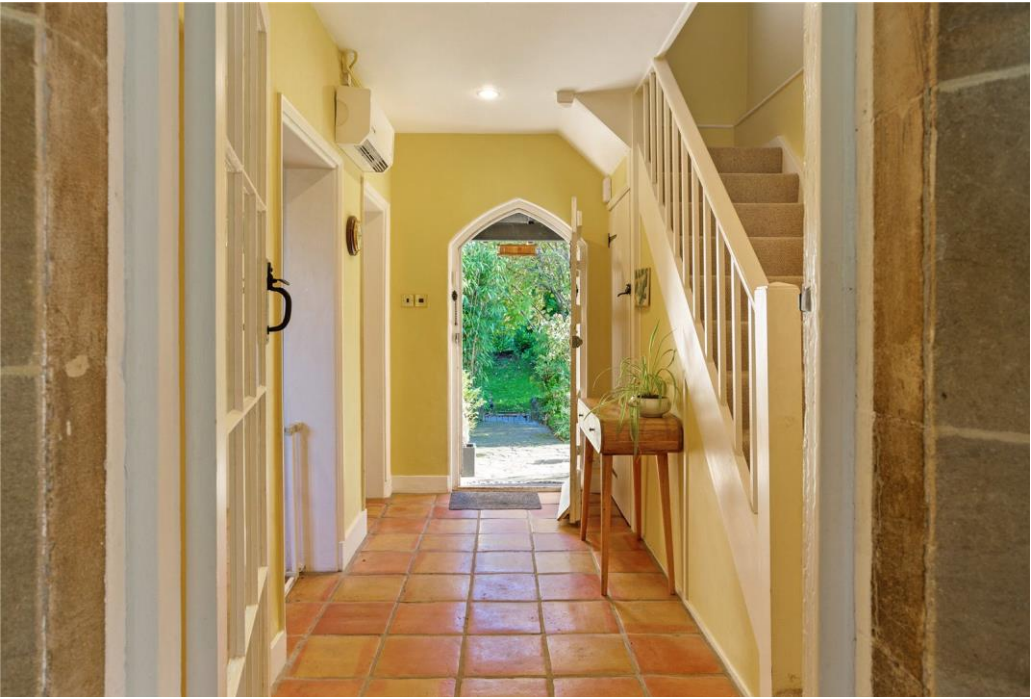
Energy Performance

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

Viewing

Strictly by appointment with Savills on 01444 446000.





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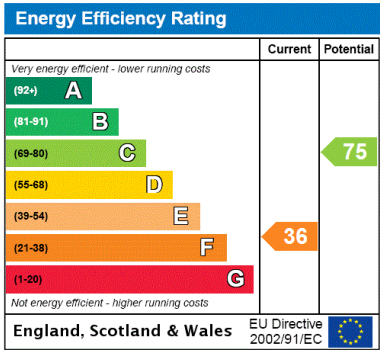


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Approximate Floor Area = 183.6 sq m / 1975 sq ft
Boiler Room = 1.2 sq m / 13 sq ft
Garage = 32.7 sq m / 352 sq ft
Total = 217.5 sq m / 2340 sq ft



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Cladding This property may have cladding. The property is under six floors so any cladding may not have been tested. 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.

