



Charming Grade II listed home with Elizabethan origins,
situated in mature grounds on the outskirts of Lindfield

Little Lywood, Ardingly Road, Lindfield, Haywards Heath RH16 2QX

OIEO £1,200,000 Freehold



Entrance hall • Sitting room • Dining room • Study • Kitchen and breakfast room • Ground floor bedroom • Ground floor bathroom • Laundry room • 4 further bedrooms • Bathroom • Garaging, boiler room and log store • Tennis court • Swimming pool • Mature gardens and grounds • About 2.2 acres • EPC exempt

About this property

Understood to date from the late sixteenth century, and re-faced in the nineteenth century in brick and hung tiles, Little Lywood is an attractive and historic home, listed Grade II. Having been owned by the same family for over 45 years, the property is clearly a much loved and comfortable home, while offering a new owner the scope to update and modernise to their taste, and benefits from being ideally situated in a lovely semi-rural location on the northern edge of Lindfield, well set back from Ardingly Road and surrounded by over two acres of glorious gardens and grounds.

The full extent of the accommodation extends to over 2,000 square feet, the layout of which can be seen on the floor plans. Points of note include a number of Elizabethan features including some handsome timbers and an original oak newel stair, timber framed casement windows, wood block flooring in a number of ground floor rooms, and many dual-aspect rooms taking in the outlook over the gardens.

A solid wood front door opens to the entrance hall, off which lies the ground floor bathroom, a generous bedroom and a useful laundry room. The hall extends along to the original part of the house, which comprises two characterful formal reception rooms: a dining room featuring the original front door and with stairs rising to the first floor; and a spacious yet cosy sitting room, triple aspect with doors opening to the garden and a brick open fireplace with stone hearth.

A good-sized study (or third reception room) and the kitchen and breakfast room lie to the rear of the house, overlooking the garden; the study has French doors opening to the terrace.

The main bedroom is on the first floor, together with bedroom three and the family bathroom. There are two further attic bedrooms on the second floor.





Outside

Little Lywood is approached from Ardingly Road via double timber gates, which open to a large gravelled driveway and parking area ahead of the house and attached garage. The house is well screened from the road by hedging and mature trees, and is almost entirely surrounded by beautiful, mature gardens, grounds and light woodland, sitting centrally within its plot.

Adjoining the rear (west) of the house is a paved terrace, from which a pathway leads across the lawn to the fenced tennis court; the gated swimming pool lies to the north-west of the house, fully enclosed by neat hedging. The grounds are mainly laid to lawn, dotted with flower and shrub beds providing colour and interest; a magnificent azalea bank extends along the southern boundary, displaying a riot of reds and pinks during the summer months.

In all, about 2.2 acres.





Local Information

Little Lywood is situated in a glorious semi-rural position, on the outskirts of the popular and thriving village of Lindfield and just 3.5 miles from Haywards Heath mainline rail station. Lindfield High Street is approximately 1.5 miles south, and offers a good range of boutiques, a butcher, a baker, a delicatessen, a small supermarket and a range of restaurants and pubs, with further amenities in neighbouring Haywards Heath.

There are many leisure activities available locally, including local clubs for football, rugby, cricket and theatre; across Sussex, activities include show jumping at Hickstead, sailing at Ardingly and golf at one of the many courses across the county. Spa and country house hotels include Ockenden Manor, Alexander House, Ashdown Park, Gravetye Manor and South Lodge.

Sussex offers a vibrant cultural scene, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells and the historic County town of Lewes, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Transport: Haywards Heath offers fast and frequent services to London Bridge, London Victoria and St Pancras International (from 42 minutes). The A23 is to the west of Haywards Heath, linking to the motorway network, Gatwick and Heathrow airports and the coast.

Schools: There are a number of highly regarded state and independent schools and colleges in the local area, including Lindfield and Blackthorns Community Primary Academy in the village, Oathall Community College, Great Walstead, Cumnor House, Brambletye, Worth Schools, Ardingly College, Burgess Hill Girls and Hurstpierpoint College.

Directions

From Haywards Heath, proceed north east on the B2028, out of town and through Lindfield. Continue north and Little Lywood can be found on the left hand side, the first house after passing Stonecross Lane on the right.

Services

Oil fired central heating. Mains electricity and water. Private drainage.

Outgoings

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

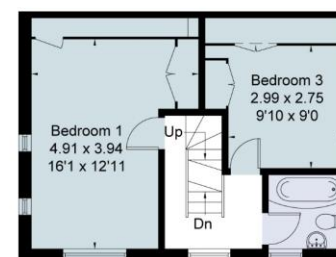
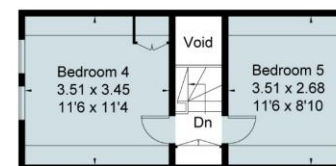
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.





Approximate Area = 190.8 sq m / 2054 sq ft
Garage = 26.5 sq m / 285 sq ft
Total = 217.3 sq m / 2339 sq ft (Excluding Void)
Including Limited Use Area (8.1 sq m / 87 sq ft)
For identification only. Not to scale.
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