



**BEAUTIFULLY REFURBISHED CLASSIC SUSSEX-STYLE HOUSE
IN A SOUGHT-AFTER SEMI-RURAL LOCATION**

LITTLE CANONS,
CHELWOOD GATE, EAST SUSSEX



**LITTLE CANONS,
TANYARD LANE, CHELWOOD GATE, HAYWARDS
HEATH, EAST SUSSEX, RH17 7LX**

Entrance hall ♦ Sitting room ♦ Kitchen/dining room ♦ Garden room ♦ Utility room ♦ Cloakroom ♦ Master bedroom with en suite shower room ♦ 3/4 further bedrooms (1 en suite) ♦ Study/bedroom 5 ♦ Family bathroom ♦ EPC rating - C

Description

Originally dating from the 1940s, Little Canons was significantly extended and modernised 10 years ago and offers a superbly presented modern home in the classic Sussex vernacular, with part tile hung, part rendered elevations under a tiled roof. The property is exceptionally well-presented, having been further developed by the current owners and has the benefit of double glazing throughout and is arranged over three floors.

From the gabled porch, the wooden front door opens to the light and spacious entrance hall. Glazed double doors open to the sitting room, which is triple aspect, with a brick fireplace set with a dual fuel burner, and doors opening to the garden room. This vaulted extension was added by the current owners in 2016 and has French doors to the west-facing rear terrace.

The dining room has wood flooring with French doors leading to the garden and is open to the kitchen, which has a good range of solid wood Shaker-style cabinets, a two oven Rangemaster with five ring induction hob, an integrated fridge, freezer and dishwasher and an adjoining utility room. There is a cloakroom lying off the hall.

On the first floor, the master bedroom has bespoke fitted wardrobes and an en suite shower room; there are 2 further bedrooms, one of which is accessed through the study which could be used as a bedroom, and a family bathroom with a bath and separate shower situated on this floor.

The loft has been converted to create an additional second floor bedroom with en suite bathroom.

The full extent and layout of the 2161 sq ft accommodation can be seen on the floorplans.

Outside

Little Canons sits centrally in its plot and is enclosed by recently erected close board fencing, with a five bar gate opening from Tanyard Lane to the gravelled parking area ahead of the house. The front garden has an area of lawn, with a good sized timber storage shed and workshop, and an open bay tiled roof, oak framed garage suitable for two cars. The rear garden is securely enclosed, with a paved sun terrace spanning the rear elevation and providing space for table and chairs. The remainder of the garden is mainly laid to lawn, with some established fruit trees and a summer house with adjoining store. In all, about 0.3 of an acre.



Agent's Note

Some of the fixtures and fittings are specifically excluded from the sale. Please refer to the agents for details.

Situation

Little Canons is situated in a semi-rural position on the edge of Chelwood Gate village, close to Ashdown Forest in the High Weald Area of Outstanding Natural Beauty. Outdoor pursuits include horse riding, golf and walking; there are many footpaths and bridlepaths across the surrounding countryside. There is a superb cultural scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of events. Comprehensive shopping can be found in Haywards Heath (7.7 miles) and East Grinstead (8 miles); further shopping and excellent range of leisure and entertainment is on offer in Tunbridge Wells (15 miles) and Brighton (20 miles). The area offers excellent transport links with mainline rail services from Haywards Heath (London Bridge/Victoria from 42 minutes).

The M25 orbital motorway can be accessed via the A23/A22, linking to other motorway networks, Gatwick and Heathrow airports and the coast. There are many highly regarded state and independent schools in the area, including Cumnor House, Brambletye, Great Walstead, Danehill Primary School, Michael Hall School and Ardingly College.

Directions

From Danehill, take the A275 (Lewes Road) north and turn right into Beaconsfield Road. Continue through Chelwood Gate and turn right, opposite the bus stop, into Stone Quarry Road. Bear left at the fork into Tanyard Lane and Little Canons is the on the right hand side, on the corner of Baxters Lane.

Services

Oil-fired central heating. Mains electricity, water and drainage.

Outgoings

Wealden District Council, 01892 653311. Council tax band F.

Tenure

Freehold

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, we invite you to discuss this with us, especially before you travel to view the property.

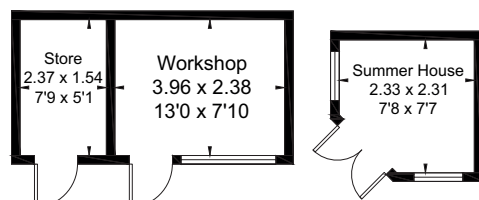


View



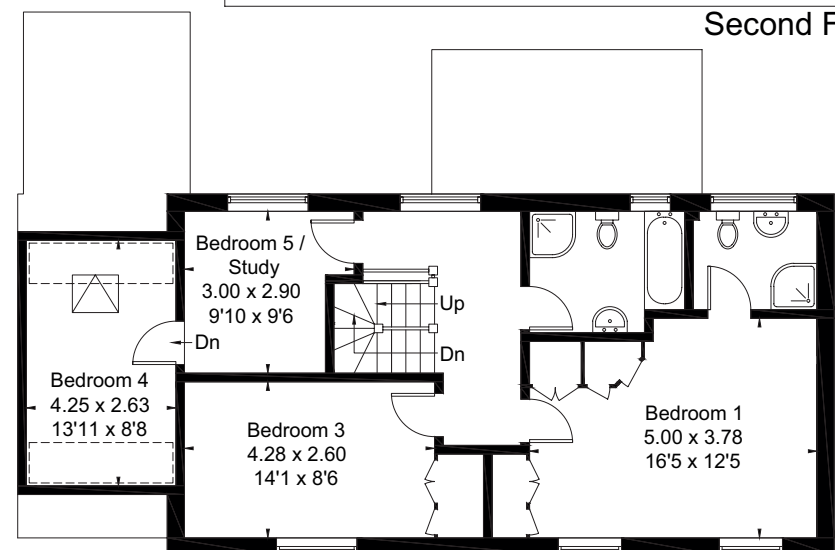
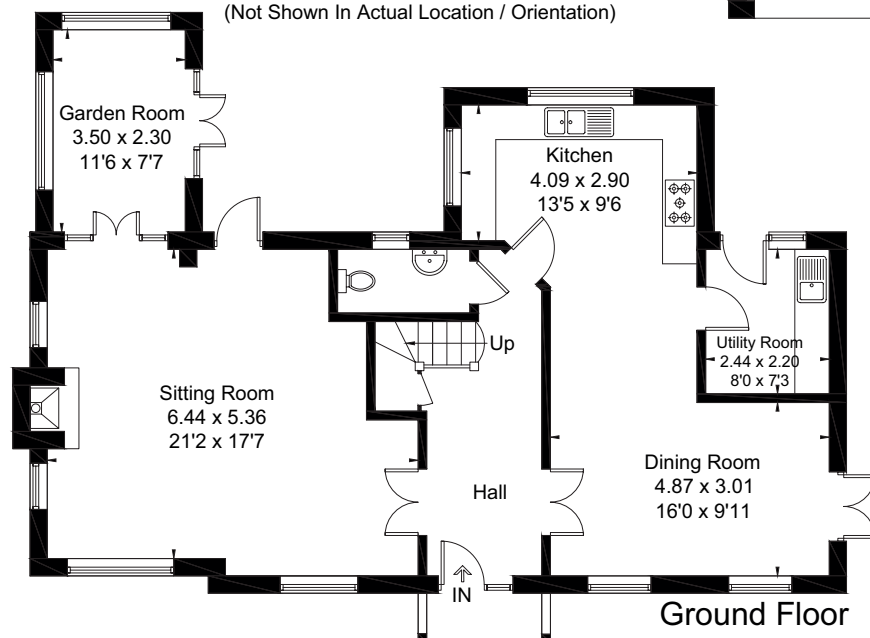
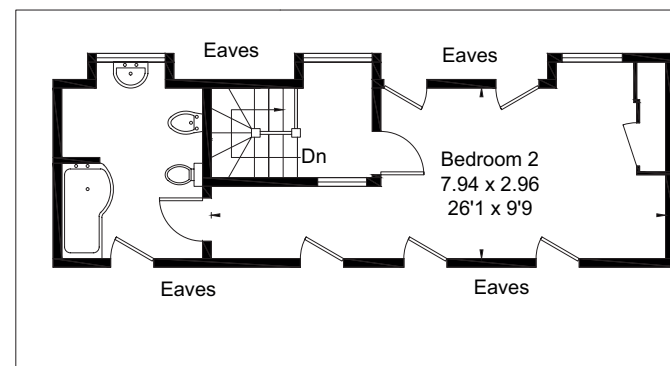
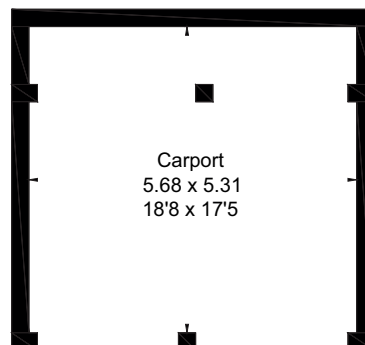
FLOORPLANS

Gross Internal Area (approx) = 200.8 sq m / 2161 sq ft
 Outbuildings = 15.7 sq m / 169 sq ft (Excluding Carport)
 Total = 216.5 sq m / 2330 sq



Outbuildings

(Not Shown In Actual Location / Orientation)



Savills Haywards Heath

37-39 Perrymount Road,
 Haywards Heath, RH16 3BN
 haywardsheath@savills.com
 01444 446000

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