



Handsome house with equestrian facilities & large home office

Highview, Cowfold Road, Bolney, Haywards Heath, West Sussex RH17 5SE

Freehold



Main house: Entrance hall • Sitting room • Kitchen, dining and family room • Scullery and utility room • Principal bedroom with dressing area, en suite shower room and balcony • 3 further bedrooms • 2 further bathrooms • EPC rating D

Detached two-storey office with kitchen, 2 shower rooms and a WC

Detached gym with shower room

Equestrian facilities: Courtyard stable block with 6 stables, tack room and feed room • 2 further stables • WC • Groom's flat comprising living room, kitchenette, bathroom and 2 bedrooms, EPC rating D

Formal gardens and grounds

3 enclosed paddocks

Sand school

About 4.9 acres*

(*Further land may be available by separate negotiation.)

About this property

Highview is a handsome detached modern house, characterised by brick elevations under a tiled roof with striking gable ends. The accommodation in the main house is spacious and versatile, extending to nearly 2,300 square feet as can be seen on the floor plans that follow. There are two large living spaces on the ground floor: an elegant and generously-proportioned triple aspect sitting room featuring a marble fireplace, and an excellent kitchen, dining and family room, the kitchen being fitted with a range of modern, shaker-style cream units with black granite worktops and a central island. The kitchen is served by a good-sized scullery and utility room; a bedroom and bathroom complete the ground floor.

There are three bedrooms on the first floor, bedroom one benefitting from a dressing area, en suite shower room and access to a private rooftop balcony overlooking the grounds. Bedrooms two and three are served by a family bathroom. The property is accessed by a gated private driveway, which leads to a parking area ahead of the house. The formal gardens lie predominantly to the north and west of the house, mainly laid to lawn and dotted with shrubs and young trees.

A detached, timber clad outbuilding lies to the south east of the house, currently used as a gym with a small shower room.



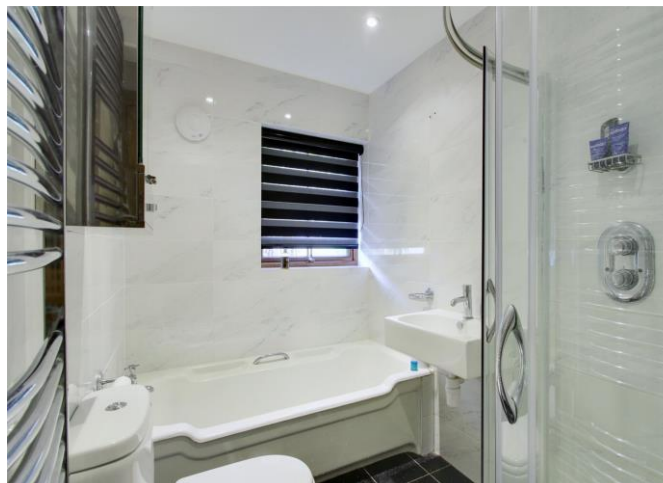


Office

Lying to the south of the house and screened by hedging and trees, the office allows enormous potential for running a business from home, or creating ancillary accommodation to the main house (subject to the necessary consents). The two storey building has been divided into a number of smaller office rooms, together with a kitchen, two shower rooms and a WC, and has its own separate parking area.

Courtyard Stable Block

The courtyard stable block and sand school can be separately accessed from Cowfold Road via their own gated driveway. Arranged around three sides of a square with a gated covered entrance opening to a central block-paved yard, the block comprises six stables, feed and tack rooms, and a self-contained two bedroom Groom's flat. There are two further stables and a WC adjoining the main block, all with easy access to the sand school and paddocks.





Local Information

Highview is situated in a rural location between the villages of Bolney and Cowfold, both of which offer village amenities: Bolney has a primary school, post office, service station and public houses; Cowfold has an assortment of local independent shops together with a supermarkets, public house and restaurants.

Comprehensive shopping is available at Haywards Heath (six miles), Horsham (10 miles) and Brighton (15 miles).

Travel: Haywards Heath mainline railway station is 6 miles distant, offering services to London Bridge/Victoria/St. Pancras International from 42 minutes.

The A/M23 provides access to the south coast, Gatwick airport (16 miles), the M25 and national motorway network.

Schools: There are many highly regarded schools in the area, both state and private, including Handcross Park, Burgess Hill Girls, Hurstpierpoint College, Brighton College and Cottesmore.

Services

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

Outgoings

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

Energy Performance

Copies of the full energy performance certificates are available on request.

Viewing

Strictly by appointment with Savills Haywards Heath on 01444 446000





High View, Bolney

Gross internal area (approx) 211.9 sq m/ 2,281 sq ft

Office building 148.8 sq m/ 1,602 sq ft

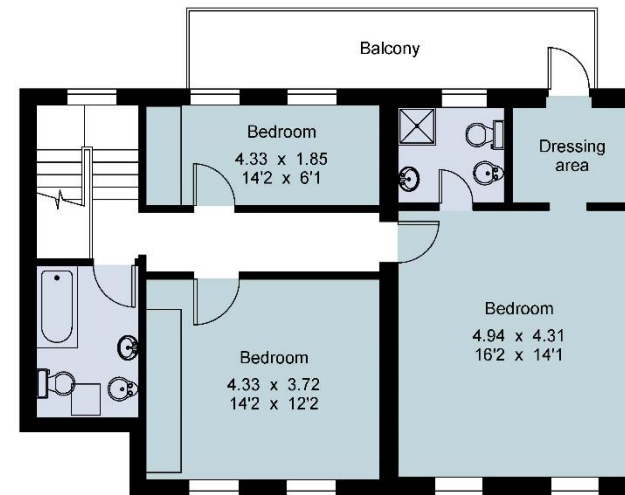
Main Stables 172.2 sq m/ 1,854 sq ft

Flat 41.1 sq m/ 442 sq ft

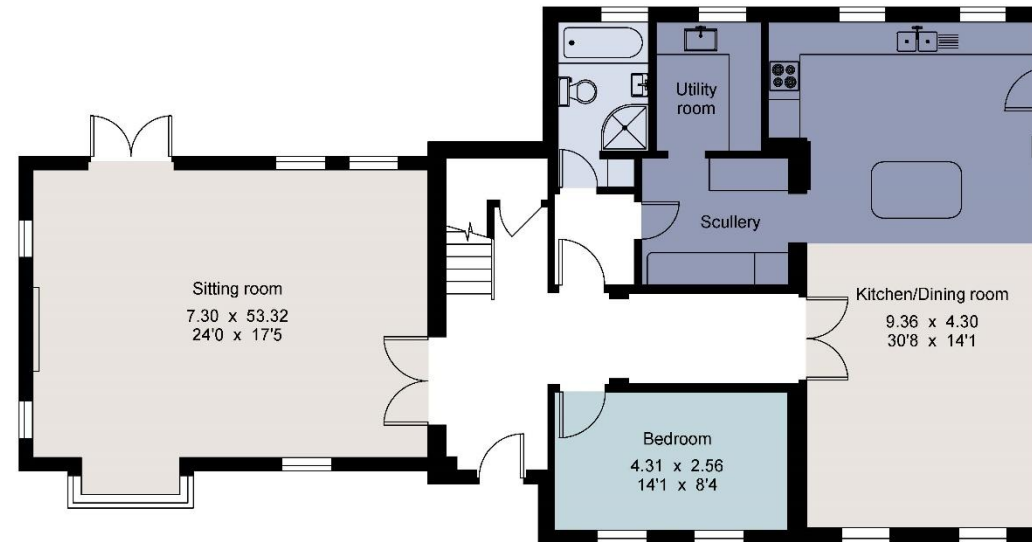
Secondary stables 35.4 sq m/ 381 sq ft

Gym 12.4 sq m/ 133 sq ft

Total 621.8 sq m/ 6,693 sq ft



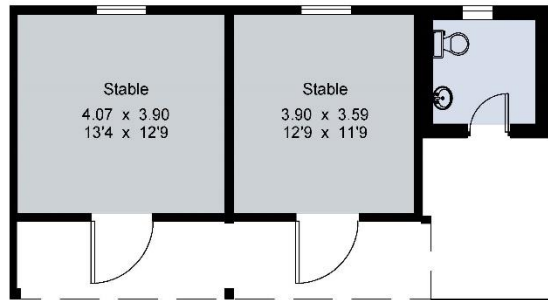
First floor



Ground floor

For identification only - Not to scale

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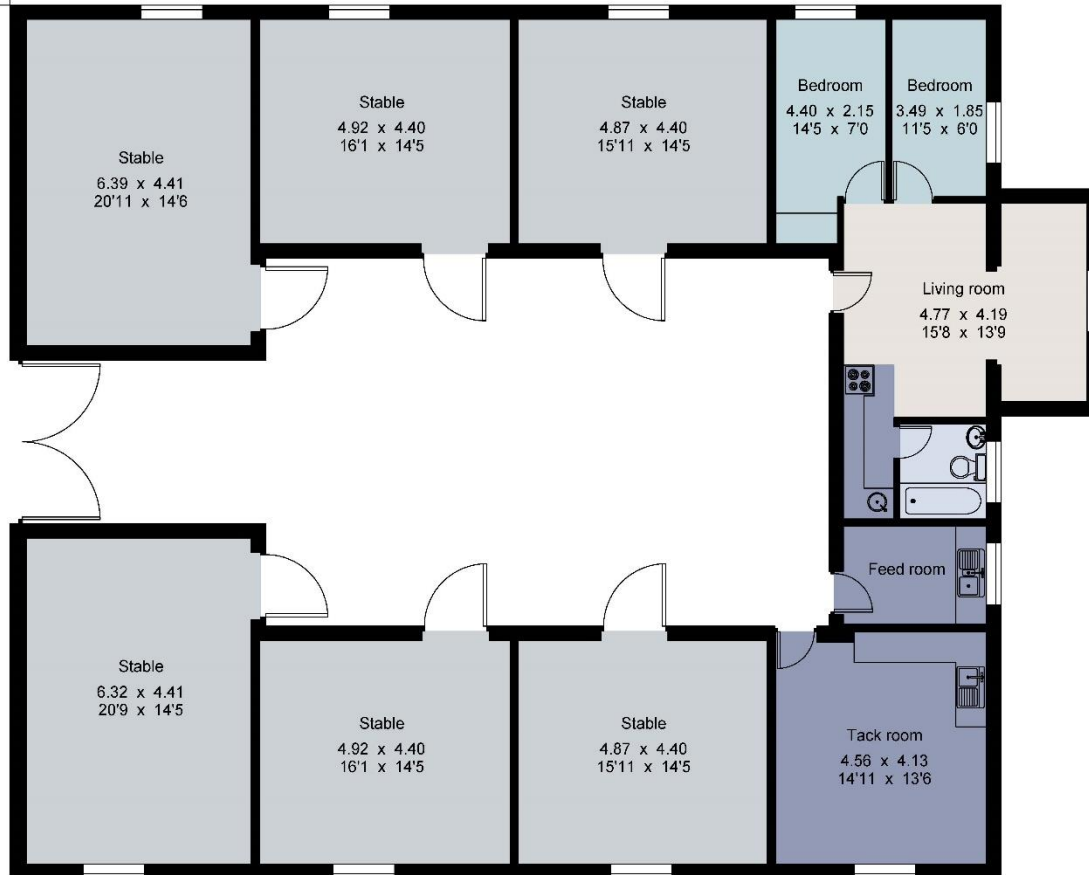


High View, Bolney

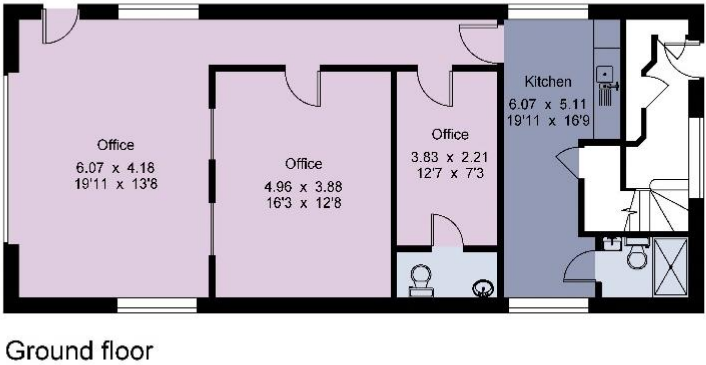
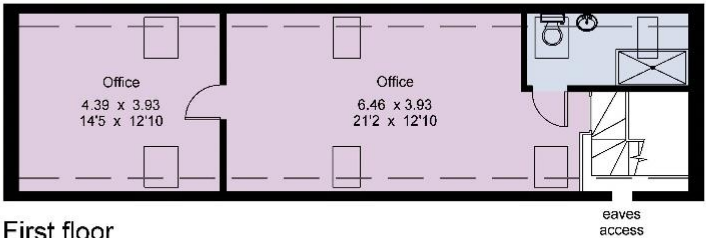
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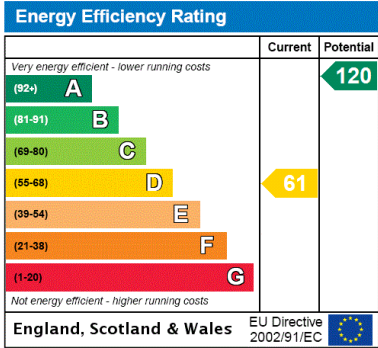
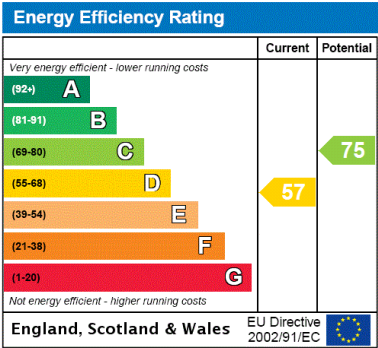
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