



MUTTONS  
BOLNEY, WEST SUSSEX

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## GRADE II LISTED DETACHED HOUSE WITH EQUESTRIAN FACILITIES SET IN GARDENS & GROUNDS OF ABOUT 4.5 ACRES

MUTTONS, WINEHAM LANE, BOLNEY, HAYWARDS HEATH, WEST SUSSEX, RH17 5SD

### Muttons

Entrance hall with study area ♦ drawing room ♦ dining room ♦ garden room ♦ kitchen ♦ utility room ♦ pantry ♦ cloakroom ♦ master bedroom with en suite bathroom ♦ 3 further bedrooms ♦ bathroom ♦ shower room

### Outbuildings, gardens & grounds

Garaging with mezzanine storage, stable and garden store ♦ pool house with changing room, shower, sauna, WC ♦ gardens ♦ heated outdoor swimming pool ♦ all weather tennis court ♦ sand school paddock ♦ about 4.5 acres

### Description

Coming to the market for the first time in over 30 years, Muttons is a charming Grade II listed detached house, with partial brick elevations faced with white weatherboarding, under a tiled roof. It is believed to date from the late 17th century with later additions. As well as presenting a charming exterior, Muttons has many delightful internal features including exposed brickwork, beam and plasterwork, quarry tiled floors, underfloor heating to most of the ground floor, and inglenook fireplaces.

Muttons offers an excellent opportunity for updating (subject to the necessary consents), and is ideal for family life, with a generous footprint of accommodation and set in pretty gardens and grounds.

The house is approached via the garden room, a triple aspect room with views of the garden and grounds, and forming part of the later addition. From this room, an internal door opens to the hallway, which has space for a study area and understairs storage.

The drawing room has an impressive working inglenook fireplace, with a copper hood, cast iron back plate and fire basket and a magnificent oak bressemer over. A door leads to the original entrance hall and on to the dining room, which has the original inglenook as a feature fireplace.

The kitchen is equipped with an oil-fired Aga, a good range of fitted wooden cabinets, a breakfast bar and space for a fridge/freezer and dishwasher. Complementing the kitchen are a pantry and a well-equipped utility room. A cloakroom completes the ground floor.

On the first floor, the spacious master bedroom offers wonderful views across the gardens to the paddock, and has an extensive range of fitted wardrobes and storage, and an en suite bathroom. There are three further bedrooms (some with restricted head height in the doorways), a bathroom and a separate shower room also situated on the first floor.





The floor plans give an excellent overview of the layout of both the house and the various outbuildings, please refer to them for the full extent of the accommodation.

### Outside

The gardens and grounds are a particular feature of Muttons. The property is approached from Wineham Lane via a short drive leading through an electronically operated five bar gate. The drive opens out to a parking area and leads up, past the double garaging with attached stabling and garden store, to the fully enclosed rubber surfaced sand school and the paddock with field shelter.

From the driveway, a stone flagged path leads up through the pretty gardens, past the all-weather tennis court and swimming pool (both of which are fully enclosed), to the garden room. The pool is heated, and served by a timber framed pool house with changing room, shower, sauna, WC and boiler room.

The formal gardens surround the house, with lawns interspersed with shrubs and herbaceous borders to each side. There is a purpose built brick barbecue and space for seating, with a flagged terrace accessed from the garden room and the kitchen creating an excellent space for entertaining. An orchard lies opposite the garaging, and there is a short spur of bluebell woodland extending to the north of the property. In all, about 4.5 acres.

### Situation

Muttons is situated in an enviable rural location, on the outskirts of the village of Bolney. Bolney has a primary school, post office, service station and public houses. Comprehensive shopping is available at Haywards Heath (7 miles), Horsham (9 miles) and Brighton (15 miles).

Mainline Rail Service: Haywards Heath (London Bridge/Victoria from 42 minutes).

Schools: There are many highly regarded schools in the area, both state and private.

Communications: The A23 at Bolney connects with the M23, providing access to Gatwick Airport (about 20 miles), the M25 and the national motorway network.

**Directions:** From Haywards Heath take the A272 west through Bolney, passing the service station on the left and Wolstonbury Kennels on the right. Take the next left into Wineham Lane. Muttons is the first house on the left, after about half a mile.

**Services:** Oil fired central heating (underfloor to most of the ground floor), mains electricity and water, private drainage.

**Outgoings:** Mid Sussex District Council, 01444 458166.  
Council tax band H.

**Tenure:** Freehold.

**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.



## FLOORPLANS

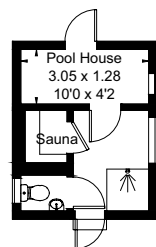
Approximate IPMS2 Floor Area = 234.2 sq m / 2520 sq ft

Outbuilding 1 = 59.7 sq m / 643 sq ft

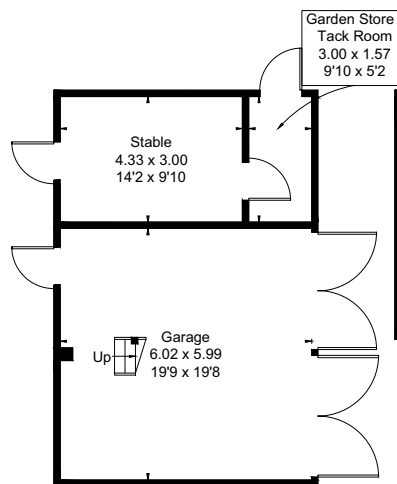
Outbuilding 2 = 11.7 sq m / 126 sq ft

Limited Use Area = 32.8 sq m / 353 sq ft

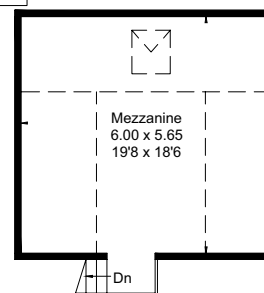
Total = 338.4 sq m / 3642 sq ft (Including Mezzanine)



**Outbuilding 2**  
(Not Shown In Actual  
Location / Orientation)

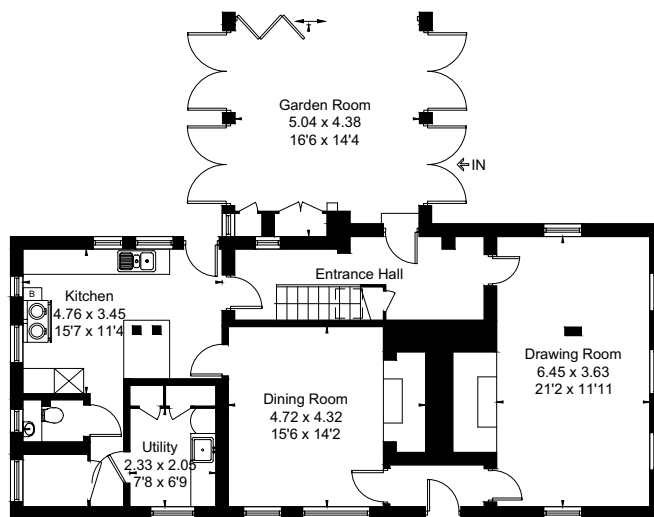


**Outbuilding 1 - Ground Floor**  
(Not Shown In Actual Location / Orientation)

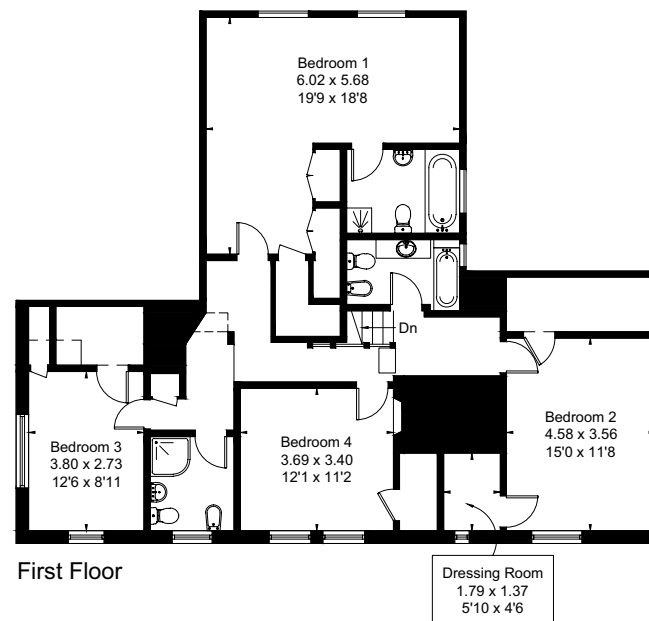


**Outbuilding 1 - First Floor**

= Reduced head height below 1.5m



**Ground Floor**



**First Floor**

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