



Superbly positioned home enjoying south westerly views

Wyncrest, Coach Lane, Danehill, Haywards Heath, West Sussex RH17 7JJ

Freehold





Entrance hall • Sitting room • Dining room • Conservatory • Kitchen and breakfast room • Study • Inner hall • Rear hall/boot room, utility cupboard and cloakroom • Principal bedroom with dressing area, bath and shower room • Guest bedroom with en suite bathroom • 2 further bedrooms • Family bathroom • Detached office/studio with lean-to potting shed • Detached double garage • Various garden outbuildings • About 0.76 of an acre • EPC rating D

About this property

Set in a superb elevated position in just under an acre of gardens, Wyncrest is a delightful detached home situated in a semi-rural location in the popular village of Danehill. The house is understood to date from the 1930s with some later additions and, whilst being a well presented and clearly comfortable family home, offers a buyer plenty of scope for further modernisation and improvement.

Extending to just over 2,400 square feet, the layout and full extent of the house can be seen on the floor plan. Of particular note are the two main reception rooms, conservatory and bedrooms one and two, all of which are situated on the southern side of the house, their windows framing glorious views over the garden and countryside beyond.

Wyncrest is accessed day-to-day by a door opening directly into a welcoming kitchen and breakfast room, which is fitted with a range of bespoke oak units, granite worktops and a number of integrated appliances, and has a useful walk in larder cupboard. The original front door offers a more formal entrance for visitors, opening to a hall/boot room off which lies a cloakroom and a deep utility cupboard with a butler sink and space for laundry appliances. There are two main reception rooms: a formal dining

room, and a large sitting room with an open fireplace and French doors opening to the garden; the custom-built conservatory was added in 2008 and has underfloor heating and auto-opening ceiling windows. A study with fitted bookshelving completes the ground floor.

There are four bedrooms on the first floor, including a lovely principle suite with bedroom open to a dressing area with freestanding bath, and an en suite shower room. Bedroom two is an ideal guest room, enjoying the lovely views and having a large en suite bathroom. A family bathroom serves the remaining two bedrooms.

Outside

Wyncrest is approached from the lane via a long, gated driveway which winds up the western edge of the garden to the office/studio, garaging and the house beyond. The detached office/studio offers excellent opportunity to create a large home-working space; there is an adjacent double garage with electronically operated roller door. To the north of the house is an additional parking space and secondary gated access to Tanyard Lane.

The gardens are a delightful feature of the property, lying mainly to the south west and sloping gently away from the house, enhancing the views beyond. Adjoining the house is a



paved terrace from which steps descend to sweeping lawns dotted with flower borders, planted with mature shrubs including some spectacular acers. There is a rockery and ornamental pond, and at the southern end of the garden a productive kitchen garden and small orchard.

Useful garden outbuildings include a greenhouse, timber shed, cactus house, potting shed and heated dog kennel.

In all, about 0.76 of an acre.

Local Information

Wyncrest is situated in a wonderful elevated position on the semi-rural edge of Danehill, a popular village close to Ashdown Forest. Danehill has a church, a primary school and a renowned public house, The Coach and Horses.

The neighbouring village of Horsted Keynes provides a local shop, weekly post office in the village hall, two public houses and a primary school. Comprehensive shopping and leisure centre at Haywards Heath (8 miles) or East Grinstead (9 miles). Lewes (12 miles) and Tunbridge Wells (16 miles) both offer theatres and cinemas.

Sussex offers a superb range of sporting and leisure opportunities with golf at Royal Ashdown, Haywards Heath and Piltown, and many other courses across the county. There is racing at Goodwood, Lingfield and Plumpton, and sailing at Ardingly and the coast. There are many footpaths and bridle paths across

the South Downs and surrounding countryside, as well as riding on Ashdown Forest by permit. Spa and country house hotels include Ashdown Park, Alexander House, Gravetye Manor and Ockenden Manor. The County Town of Lewes and the City of Brighton and Hove offer theatres, cinemas, shopping and restaurants, and there is the world renowned Opera House at Glyndebourne.

Mainline Rail Service: Haywards Heath offers direct services to London Bridge/Victoria/St. Pancras International, journey time from 42 minutes.

There is an excellent range of highly-regarded schools in the area, including Danehill CE, Cumnor House, Great Walstead, Ardingly College, Hurstpierpoint College, Brighton College, Burgess Hill Schools for Girls, Lewes old Grammar School, Chailey Secondary School, Handcross Park, Worth School.

Services

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

Outgoings

Wealden District Council, 01892 653311. Tax band G.

Energy Performance

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

Viewing

Strictly by appointment with Savills Haywards Heath on 01444 446000.





Approximate Area = 225.5 sq m / 2427 sq ft
Garage = 29 sq m / 312 sq ft
Office = 31 sq m / 334 sq ft
Total = 285.5 sq m / 3073 sq ft
Including Limited Use Area (4.5 sq m / 48 sq ft)
For identification only. Not to scale.
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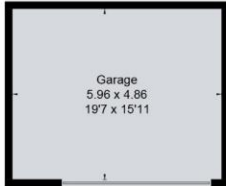
Ground Floor



First Floor

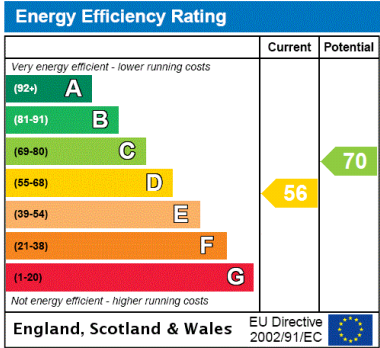


(Not Shown In Actual Location / Orientation)



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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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