



Portion of an elegant Grade II listed Elizabethan manor on a private rural estate, with both private & communal gardens

The Farmhouse, Stonelands, Selsfield Road, West Hoathly, East Grinstead, West Sussex RH19 4QY

Guide Price £850,000 Freehold

savills



Entrance hall • Sitting room • Dining room • Study/reception room • Kitchen and breakfast room • Laundry and cloakroom • Bedroom one with en suite shower room and dressing room • Bedroom two with walk in wardrobe • Bedroom three • Family bathroom • Private west-facing terrace • Private and communal gardens • Single garage (en bloc) • EPC rating F

About the property

Originally a hall house, The Farmhouse is understood to be the oldest portion of Stonelands, an elegant Grade II listed Elizabethan manor. Situated at the end of a long gated driveway, this impressive property was divided and sensitively restored in 1997, retaining the building's character with points of note including elevations of dressed Sussex sandstone, striking pointed gables with carved finials and stone mullions.

Arranged over three floors and extending to over 2,350 square feet, The Farmhouse is well presented and deceptively spacious, with a wealth of period features creating an inviting and comfortable home. The handsome solid wood front door opens to the entrance hall which is laid with a stone floor, and from which steps descend to a useful laundry and cloakroom, and to the spacious sitting room. The sitting room is dual aspect, features an attractive stone fireplace with large inset woodburner and adjoins a large study, which could be used as a third reception room and has a stable door opening to a raised, private west-facing terrace.

The dining room and kitchen lie to the rear of the house, both rooms with a lovely outlook over The Farmhouse's private terrace and

garden. The dining room has a wonderful inglenook fireplace as its centrepiece, also set with a woodburner, to one side of which is a useful pantry area. The kitchen has space for a breakfast table and is fitted with a good range of wooden units, with granite-effect worktops and a number of integrated appliances; a door opens to a small central courtyard with space for plant pots.

Bedrooms one and two are both of a generous size and are on the first floor, lying off a spacious landing with ample space for a desk. Bedroom one has a large en suite shower room with an adjoining dressing room; bedroom two has a brick feature fireplace and a walk-in wardrobe, and is served by the family bathroom. Bedroom three is on the second floor.

Outside

Stonelands is approached via a sweeping gated driveway, which opens to a parking area ahead of the house, and continues on to the garaging; stone steps rise to The Farmhouse's front door.

The house's well enclosed and private garden lies to the rear (east) of the house. A door opens from the dining room to a York stone terrace, edged by well-stocked shrub borders; steps rise to the lawn which slopes up



gently away from the house, dotted with mature fir trees and bounded by established beech hedging. A gap in the hedge opens to the adjoining Rose Garden, a further area of communal lawn shared by the four properties in the main house.

The communal gardens lie to the west of the house, and are laid to undulating lawn, with a pond and mature trees and shrubs to the boundary. They extend to about 2.84 acres in all, including the private driveway and parking area.

Agent's Notes

The communal grounds are owned by Stonelands Residents' Association of which every property has an equal share. There is a monthly service charge of c.£125 (reviewed annually) which covers the upkeep of the communal grounds, driveway and gates, shared private drainage and sinking fund.

Two footpaths run through the Stonelands estate.

Local information

The Farmhouse is situated in a private rural estate on the northern outskirts of the pretty village of West Hoathly which is in the High Weald, an Area of Outstanding Natural Beauty.

West Hoathly has a primary school, various village sports clubs, two pubs (The Cat and The Fox) and Gravetye Manor country house hotel with its Michelin-starred restaurant. Nearby Sharpthorne has a village shop; comprehensive shopping is at East Grinstead, Haywards Heath and Crawley.

There are many opportunities for sporting and country pursuits in the area, and a huge network of footpaths and bridleways cross the surrounding countryside.

There is a vibrant cultural and arts scene in Sussex, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Rail services: Mainline rail services to London are available at Three Bridges (six miles, London Bridge/Victoria from 34 minutes), East Grinstead (five miles, London Bridge/Victoria from 50 minutes) and Haywards Heath (eight miles, London Bridge/Victoria from 42 minutes). Gatwick airport: 10 miles.

Schools: There is an excellent range of schools in the area, both state and private, including West Hoathly Primary School, Cumnor House, Brambletye, Fonthill Lodge, Handcross Park, Worth Abbey and Ardingly College.

Services

Oil fired central heating. Mains water and electricity. Shared private drainage.

Outgoings

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

Energy Performance

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

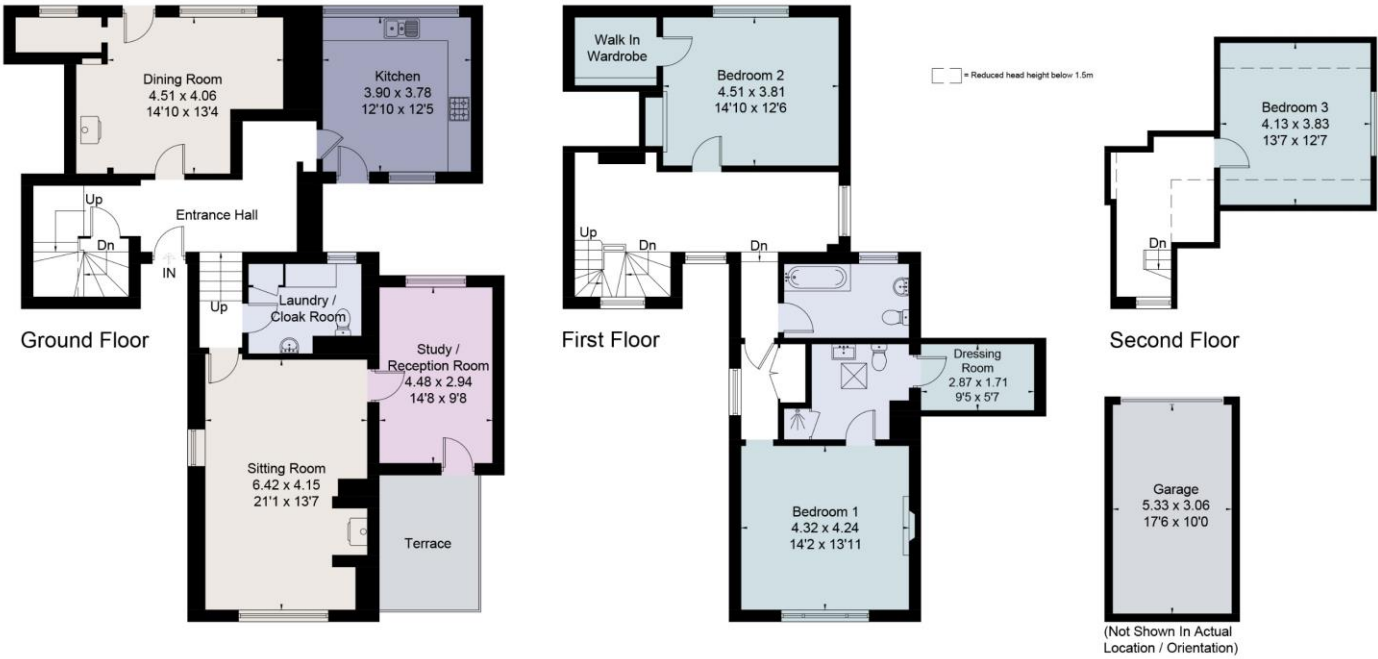
Viewing

Strictly by appointment with Savills on 01444 446000.






Approximate Area = 218.9 sq m / 2356 sq ft
Garage = 16.3 sq m / 175 sq ft
Total = 235.2 sq m / 2531 sq ft
Including Limited Use Area (8.4 sq m / 90 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		67
A		
(81-91)		
B		
(69-80)		
C	21	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Cladding This property may have cladding. The property is under six floors so any cladding may not have been tested. Purchasers should make enquiries about the external wall system of the property, if it has cladding and if it is safe or if there are interim measures in place.

