

Novington Oak

EAST CHILTINGTON, EAST SUSSEX



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Novington Oak

NOVINGTON LANE, EAST CHILTINGTON, EAST SUSSEX, BN7 3AU

Beautifully presented farmhouse with spectacular views,
situated within the South Downs National Park

Novington Oak

Entrance hall, sitting room, dining room, open plan kitchen/breakfast/family room,
utility room, boot room, cloakroom

Master bedroom with balcony and en suite bathroom

Four further bedrooms (one en suite), family bathroom

EPC rating B

Outbuildings, gardens and grounds

Annexe with living room/kitchen, bedroom, shower room, attached garaging Agricultural barn,

Kitchen garden, greenhouse, timber shed, woodstore

Gardens, orchard, pond and field

About eleven acres



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SITUATION

Situated within the South Downs National Park, on a rural lane in East Chiltington, home to the renowned gastropub The Jolly Sportsman.

The property is rural yet not remote, and the nearby villages of Plumpton, Wivelsfield Green and Chailey all have local shops, pubs and post offices. East Chiltington lies almost equidistant between the towns of Burgess Hill, Haywards Heath and Lewes, providing a good selection of shops, restaurants, cinemas and theatres.

Outdoor pursuits include golf, walking and riding; Sussex offers a superb cultural scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Transport: Plumpton station (3.7 miles) offers hourly services to London Victoria, journey time from 60 minutes. Burgess Hill and Haywards Heath provide frequent rail services to London Victoria/London Bridge and Brighton. The A272 links with the A22 to the east and A23/M23/M25 to the west, providing fast access to London, the south coast, and Gatwick airport.

Schools: There is an excellent range of highly regarded state and independent schools in the area including Plumpton Primary school, Wivelsfield Green Primary school, St Peter's CEP school, Cumnor House, Great Walstead, Burgess Hill School for Girls, Chailey Secondary School, Lewes Old Grammar School and Ardingly, Brighton and Hurstpierpoint Colleges.

DESCRIPTION

Novington Oak (also known as Novington Oak Farm) is a beautifully presented farmhouse, built in a traditional style with a modern twist. It was completed in 2011 and has been thoughtfully designed to make the most of its superb setting within the picturesque countryside of the South Downs National Park.

The floorplans and accommodation list give an excellent overview of the full extent of the property, which extends in all to over 3,200 sq ft, with an additional 5,18 sq ft annexe. The principal house is arranged over two floors, with a split level ground floor, and underfloor heating throughout.

Of particular note is the superb travertine tiled open plan kitchen/breakfast/family room, with a German kitchen supplied and fitted by Designers Choice of Hassocks and full height glazing and sliding doors opening to the terrace, framing the outstanding southerly downland views. This ideal space for day to day life is complemented by two formal reception rooms, one with a wood burning stove fitted.

The vaulted master bedroom has a balcony, a seating area and a stylish fitted bathroom.

There are three further bedrooms (one en suite), a family bathroom and a study/bedroom five on the first floor.

The floorplans give an excellent overview of the full extent and layout of the accommodation.

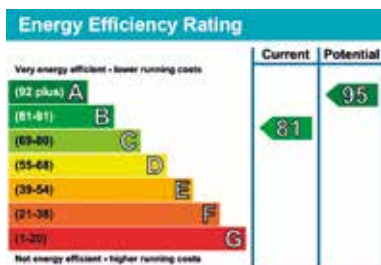






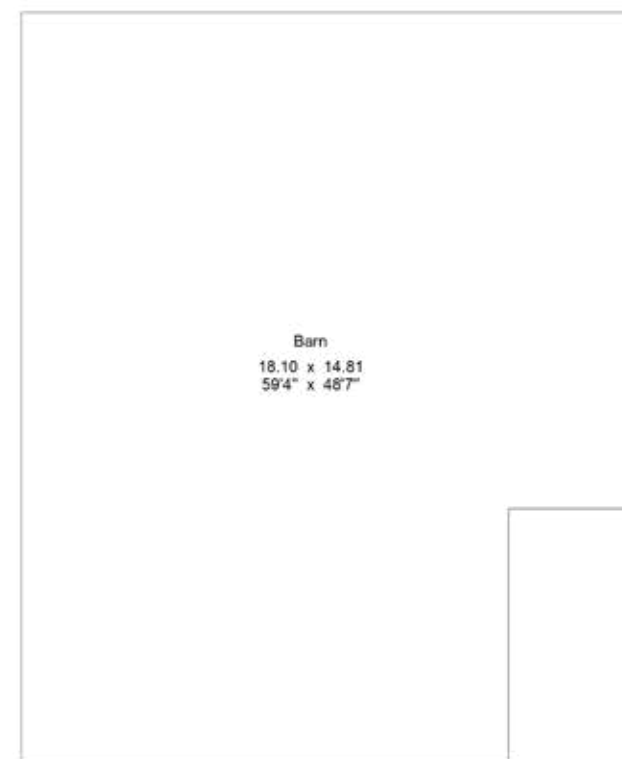
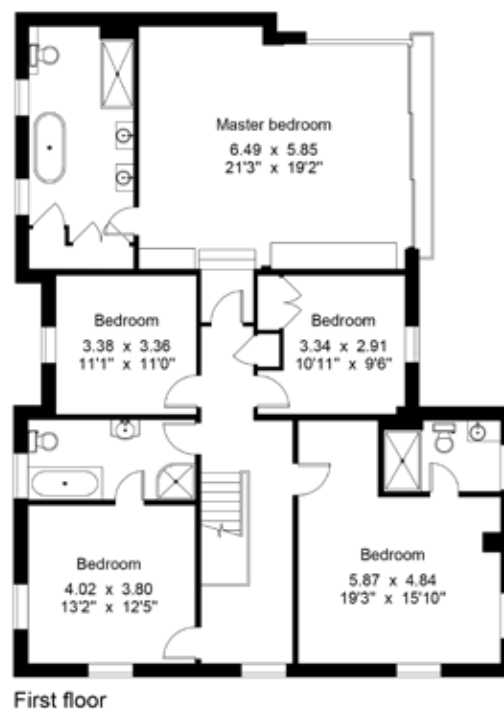
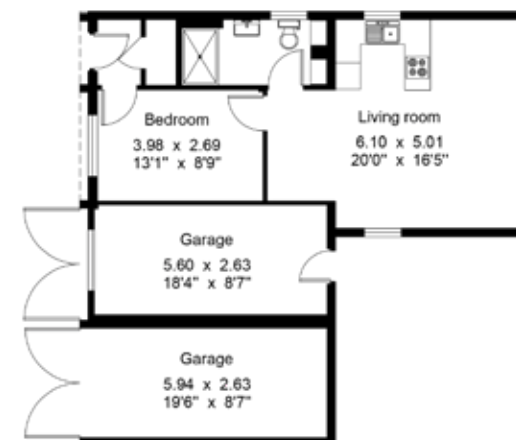






NOVINGTON OAK
 Approximate Gross Internal Area:
 House - 305.6 sq m (3289 sq ft)
 Annexe Building - 80.5 sq m (866 sq ft)
 Barn - 249.0 sq m (2680 sq ft)

ANNEXE BUILDING



OUTSIDE

The property is approached from Novington Lane via a short drive, leading up to a five bar gate which opens to the driveway and parking ahead of the house.

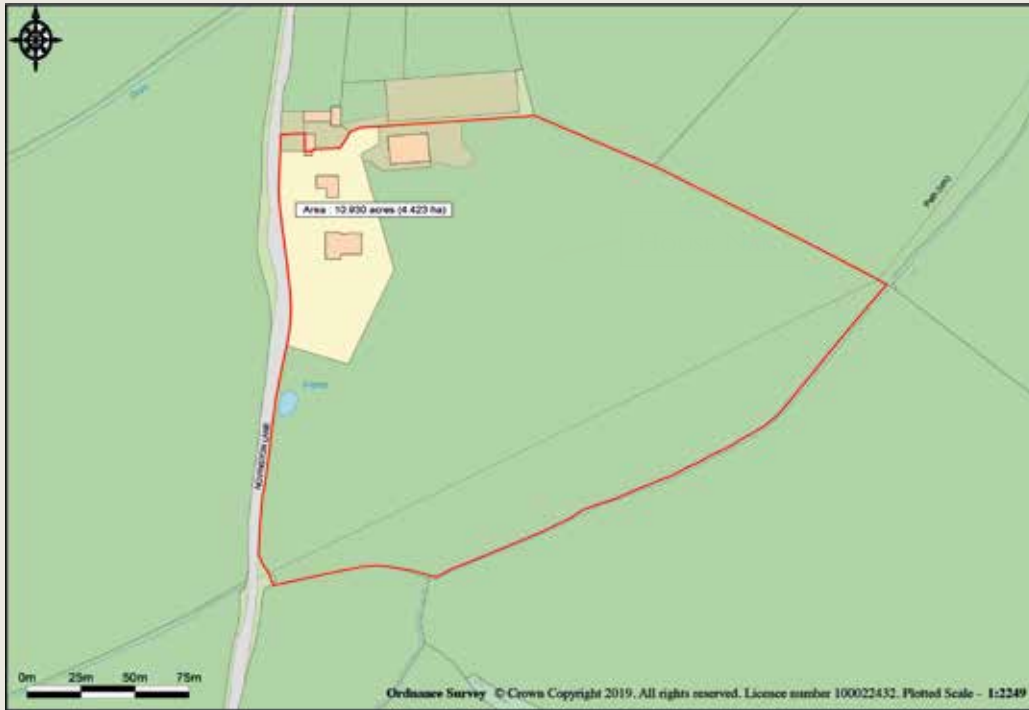
At the head of the drive is an outbuilding which comprises two garage bays, with an attached annexe comprising an open plan living room/ kitchen, bedroom, and shower room. This has sliding doors to a brick courtyard, adjoining the a kitchen garden with greenhouse, raised beds, timber shed and woodstore.

A substantial agricultural barn, which could be used as stabling, with water and power connected is accessed from a spur of the drive, and is sited at the head of the field.

The pretty formal gardens lie predominantly to the south of the house, and are mainly laid to lawn with shrubs and herbaceous borders, stretching gently away to the orchard which is sheltered by hedging. There is a terrace with space for table and chairs.

About eleven acres in all.





AGENT'S NOTES

1. A further field and area of woodland (Wootton Shaw) which is let on a Full Agricultural Tenancy may be available by separate negotiation. Please refer to the Agent for details.
2. There is a footpath crossing the paddock.
3. Novington Oak has right of way across the let paddock by vehicle, horse and foot, to access the bridlepath which leads directly to the South Downs.
4. The vendor is applying for Building Regulations certification for the house and annexe.

DIRECTIONS

From Haywards Heath/A272 take the B2110 south to Wivelsfield; at the mini roundabout turn left into Wivelsfield Green. Turn right into South Road and at the next mini roundabout turn left to keep on South Road. Continue forward into Novington Lane. Pass the turning to the Jolly Sportsman on the right, pass Wooton Farm on the left. Novington Oak is the next left turn, the entrance gate is on the right immediately after turning into the drive.

SERVICES

Underfloor heating (ground source heat pump), LPG fired heating in the annexe. Mains electricity and water. Private drainage.

OUTGOINGS

Lewes District Council, 01273 471600. Council tax band G.

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.

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