



Grade II listed C16th house with superb south facing gardens and separate one bedroom flat

Broxmead Lane, Bolney, Haywards Heath, West Sussex, RH17

Freehold





Entrance hall • Sitting room • Dining room • Garden room
• Study • Kitchen • Utility room • Cloakroom • Lower ground
floor office • Storeroom • Four/five bedrooms • Three
bathrooms • About 1.14 acres • EPC rating D (Flat only)

Local Information

Situated adjoining farmland on a country lane, on the rural outskirts of the village of Bolney, in the High Weald Area of Outstanding Natural Beauty. Bolney has a primary school, post office, service station and public houses. Cuckfield is just three miles distant and offers a good range of boutique and independent shops, pubs and cafes. Comprehensive shopping is available at Haywards Heath (five miles), Horsham (11 miles) and Brighton (13 miles).

Sussex offers a superb range of sporting and leisure opportunities with golf at Royal Ashdown, Mid Sussex and Piltdown, and many other courses across the county. There is racing at Goodwood, Lingfield and Pyecombe, 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 and show jumping at Hickstead.

Spa and country house hotels include Ockenden Manor, South Lodge, Alexander House and Gravetye Manor. The market town of Horsham and the City of Brighton and Hove offer theatres, cinemas, shopping and restaurants, and there is the world renowned Opera House at Glyndebourne.

Rail Services: Haywards Heath (London Bridge/Victoria/St Pancras International from 42 minutes)

Schools: There are a number of state and independent schools and colleges in the local area, including Warden Park Secondary Academy, Cumnor House, Great Walstead, Ardingly College, Hurstpierpoint College, Brighton College, Burgess Hill Girls, Handcross Park, Worth School and Christ's Hospital.

All distances and journey times are approximate.

About this property

Fox Farm is a charming Grade II listed detached house, believed to date from the 1580s and understood to have originally been built as a pair of cottages. The property has open plaster, beam and sandstone elevations with weatherboarding to the later portion of the house. Over time, the property has been reconfigured, and substantially extended in 2000, resulting in a substantial footprint and versatile layout.

The floorplans offer an excellent overview of the property and should be referred to for the full layout and extent of the accommodation, which extends to over 3,551 sq ft arranged over three floors, and briefly comprises ground floor entrance hall, three reception rooms, study, kitchen, utility room, and cloakroom.

The lower ground floor has an office and separate storeroom – these rooms offer a versatile space with direct access to



outside, and could be used as a gym/cinema/family room.

On the first floor are four bedrooms (one with an adjoining sitting room, which could be used as a dressing room/bedroom five) and three bathrooms.

Points of note include exposed beams, an impressive working inglenook fireplace to the sitting room, oak latched doors, and wonderful southerly views across the gardens and grounds.

The main house is complemented by a substantial triple garage with a one bedroom flat over, which is currently let on an assured shorthold tenancy.

Fox Farm is approached from Broxmead Lane via a driveway offering parking ahead of the garaging. A path leads to the front garden, which is well-stocked with cottage style borders and has a well. Fox Farm sits in an elevated position at the head of its grounds, which have been landscaped and stretch away from the house to the south.

The gardens are well-stocked, and divided into distinct sections with a terrace adjoining the house, an abundance of seasonal flowers and bulbs planted, and mature shrubs and trees including camellia, rhododendron, azalea, maple, acer and magnolia. There is a large pond at the southernmost point, and partial views of the South Downs from the terrace. There is a timber shed to the side of the house.

In all, about 1.14 acres.

Services

Oil fired central heating (electric for hot water), mains electricity and water, private drainage (septic tank).

Outgoings

Mid Sussex District Council, 01444 458166. Council tax band H.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Directions

From London/A23 southbound (north of Haywards Heath) pass the exit to Warninglid/Cuckfield and take the next exit signposted Bolney Village. Turn left into Broxmead Lane, pass Buncton Lane on the right and Fox Farm is immediately on the right. From Haywards Heath, take the A272 east through Ansty. After about half a mile turn right into Pickwell Lane and at the end turn left into Broxmead Lane. Fox Farm is the second house on the left.

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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Approximate Area = 329.9 sq m / 3551 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)
Outbuilding = 101.1 sq m / 1088 sq ft
Total = 431.0 sq m / 4639 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
England, Scotland & Wales		EU Directive 2002/91/EC

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