



Superb family home with outstanding views

Little Cookhams, Sharpthorne Road, Sharpthorne, East Grinstead, West Sussex RH19 4HU

Offers in excess of £1,500,000 Freehold





Entrance hall • Three reception rooms • Kitchen • Utility room
• Principal suite: bedroom, dressing room/bedroom, suite,
shower room, balcony with hot tub • Six further bedrooms
(three en suite) • Bathroom • Decked terrace • Tennis court
• Gardens • Double garage & car port • About 1.76 acres
• EPC rating E

About this property

With breath-taking views over the Ashdown Forest and South Downs, Little Cookhams is a substantial attached family home set within beautiful gated and landscaped grounds.

The main reception room has an open fireplace, and has French doors to the patio, and wonderful far-reaching views. There are two further reception rooms, a contemporary kitchen with central island, separate utility room and downstairs cloakroom.

The principal bedroom suite comprises bedroom, dressing room/bedroom, study and en suite shower room, and has double doors opening to a spacious balcony with hot tub. There are two further bedrooms, both with en suite bath/shower rooms on the first floor; on the second floor are four further bedrooms (one en suite) and a family bathroom.

Externally, the property is privately gated with beautiful landscaped gardens. There is a floodlit tennis court and a large terraced area with stunning views over the Ashdown Forest and the South Downs. Additionally, there is a double garage for storage as well as a car port.

Agent's Note

The Land Registry Title notes that "As to the part No 1 on the filed plan only the first floor bathroom is included in the title". Please refer to the Title Plan (a copy is available from the Agent) or floorplan for more details.



Local Information

Situated in the village of Sharpthorne, in the High Weald Area of Outstanding Natural Beauty, close to Ashdown Forest.

Sharpthorne has a village shop and the adjoining village of West Hoathly offers two public houses and primary school. Forest Row has shops and restaurants, and is about 4.5 miles distant. East Grinstead and Haywards Heath offer a further range of facilities and amenities.

Sussex offers many excellent sporting opportunities with golf at Royal Ashdown, Haywards Heath and Piltdown, and many other courses across the county. There is racing at Goodwood, Lingfield and Plumpton, and sailing at Ardingly and the coast. Spa and country house hotels include The Ravenswood Hotel, Alexander House, Ashdown Park Hotel, Gravetye Manor and Ockenden Manor.

Railway stations: commuter services are at East Grinstead (5.4 miles), Three Bridges (seven miles) and Haywards Heath (eight miles). Gatwick, for the airport and the fast Gatwick Express rail service, is 11 miles by road (London Victoria from 30 minutes).

Schools: There are a number of state and independent schools and colleges in the local area, including Cumnor House, Great Walstead, Brambletye, Michael Hall, Ardingly College, Bede's and Brighton College. A number of private schools offer bus services

for students which stop in the village. All distances and journey times are approximate.

Services

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

Outgoings

Mid Sussex District Council, 01444 458166. 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.





Sharpthorne Road, Sharpthorne, East Grinstead, RH19

Gross internal floor area (approx):

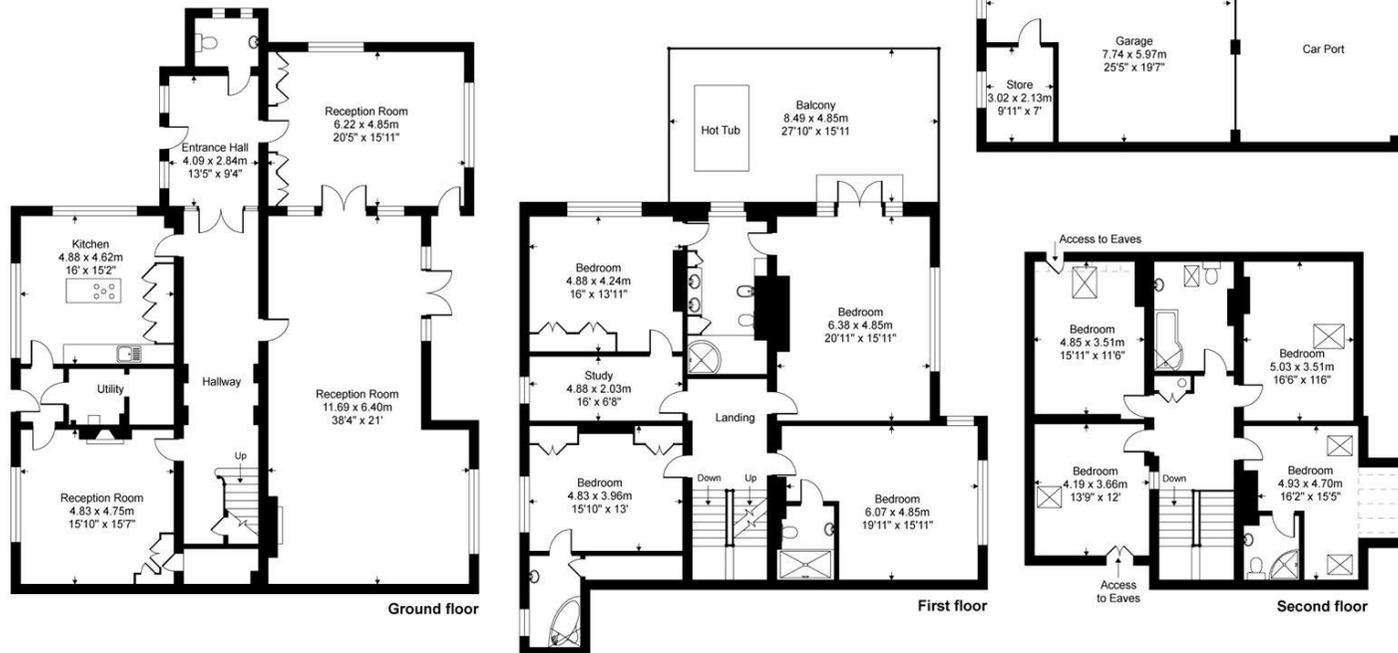
508 sq m / 5469 sq ft (Excludes Restricted Head Height / Car Port & Includes Garage)

For Identification only - Not to scale

Niche Communications



Denotes restricted head height



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	52	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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