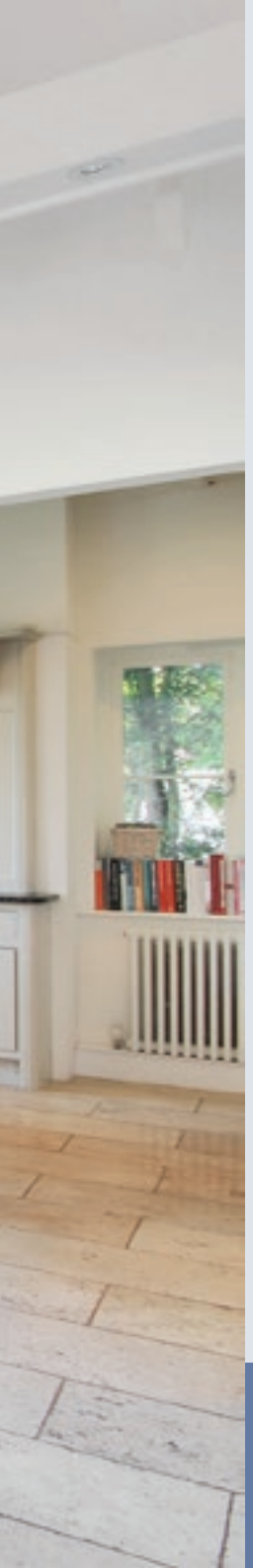
# Cuerden Lodge

BURGESS HILL • WEST SUSSEX



# Cuerden Lodge

WELLHOUSE LANE • BURGESS HILL • WEST SUSSEX • RH15 0BN

*An outstanding family home offering stylish accommodation, set in an acre plot in a convenient semi-rural location with far-reaching South Downs views*

## Ground floor

Reception hall, drawing room, sitting room, kitchen and dining room, utility room, cloakroom, ground floor guest bedroom / playroom with en suite shower room

## First floor

Master bedroom with dressing area and en suite bathroom, 3 further bedrooms, family bathroom

## Second floor

Attic room / office

EPC rating C

Double car port
Timber workshop / garden store
Terrace, courtyard, gardens and grounds

## About 1 acre

**Savills Haywards Heath**
Chelsea House, 8-14 The Broadway
Haywards Heath
West Sussex RH16 3AP

Rohan Vines
rvines@savills.com
01444 446000

savills

## Description

Cuerden Lodge is a substantial five bedroom family home which was the subject of extensive refurbishment and extension in 2015, attractively characterised in the New England style with part-weatherboarded elevations and wood framed double glazed windows. The accommodation, which totals over 3,200 sq ft, is well arranged providing versatile reception space ideal for entertaining and enjoying exceptional natural light.

The floor plans give an excellent overview of the full extent and layout of the house; of particular note is the bespoke handmade cabinetry throughout the house and the well appointed bathrooms with classic-style contemporary suites. Features of note include two working fireplaces and a wood burner in the entrance hall; the flooring is a mix of slate, oak, limestone and carpet.

There are two formal reception rooms lying off the reception hall. The drawing room is particularly elegant, with an arched stone fire surround and double doors opening to the garden.

The superb vaulted kitchen and dining room provides a bright and appealing family space with limestone tiled floors, two-zone under floor heating and handmade bespoke painted and oak units complemented by a central island, polished granite worktops and range of integrated appliances; it is served by a well-fitted utility room.

Lying beyond the kitchen is a dual aspect guest bedroom/playroom with oak floor and en suite shower room.

There are four bedrooms on the first floor, including an impressive master suite with dressing area and bathroom. The three remaining bedrooms all have views to the South Downs and are served by a family bathroom. The accommodation is completed by a versatile second floor attic room/office.

## Outside

Cuerden Lodge enjoys an enviable semi-rural location, approached over a private lane with open countryside to the front. The house is accessed from the lane via a wooden five bar gate which opens to a gravelled drive with ample parking, in turn leading to a timber framed car port. To the front is an area of garden laid mainly to lawn and bordered by hedging.

To the rear is a sheltered stone courtyard terrace with outside lighting offering a wonderful area for al fresco dining. There is a useful outbuilding used as a workshop/garden store, and beyond here a large children's climbing frame. The main garden is laid to lawn, securely enclosed by dog fencing, bordered by mature hedgerows and with a number of trees including oak. It provides a blank canvas to create an impressive garden with space for a tennis court or swimming pool; in all about 1 acre.

## Situation

Situated on Wellhouse Lane, close to the edge of the South Downs National Park, Cuerden Lodge is perfectly located for the surrounding amenities and countryside, offering many opportunities for walking, riding and golf in the area. The centre of Burgess Hill is just over one mile distant providing a good range of shops including a Waitrose and a mainline railway station with a regular service to London Bridge/ Victoria from 51 minutes. Hassocks station is 2.4 miles.

The City of Brighton and Hove is within 10 miles and is known for being one of the most vibrant cities in Europe, with a fantastic mix of shopping, famed nightlife, award winning restaurants, theatre culture, festivals and events.

There are many highly regarded state and independent schools in the area including Cumnor House and Great Walstead Prep Schools, Burgess Hill Girls, Hurst, Brighton College, Lewes Old Grammar School and Ardingly College.

## Services
Gas fired central heating. Mains gas, electricity and water. Private drainage served by a recently installed Klargester septic tank system (2016).

## Outgoings
Mid Sussex District Council, 01444 458166. 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.

# Cuerden Lodge, Burgess Hill

Gross internal area (approx.)

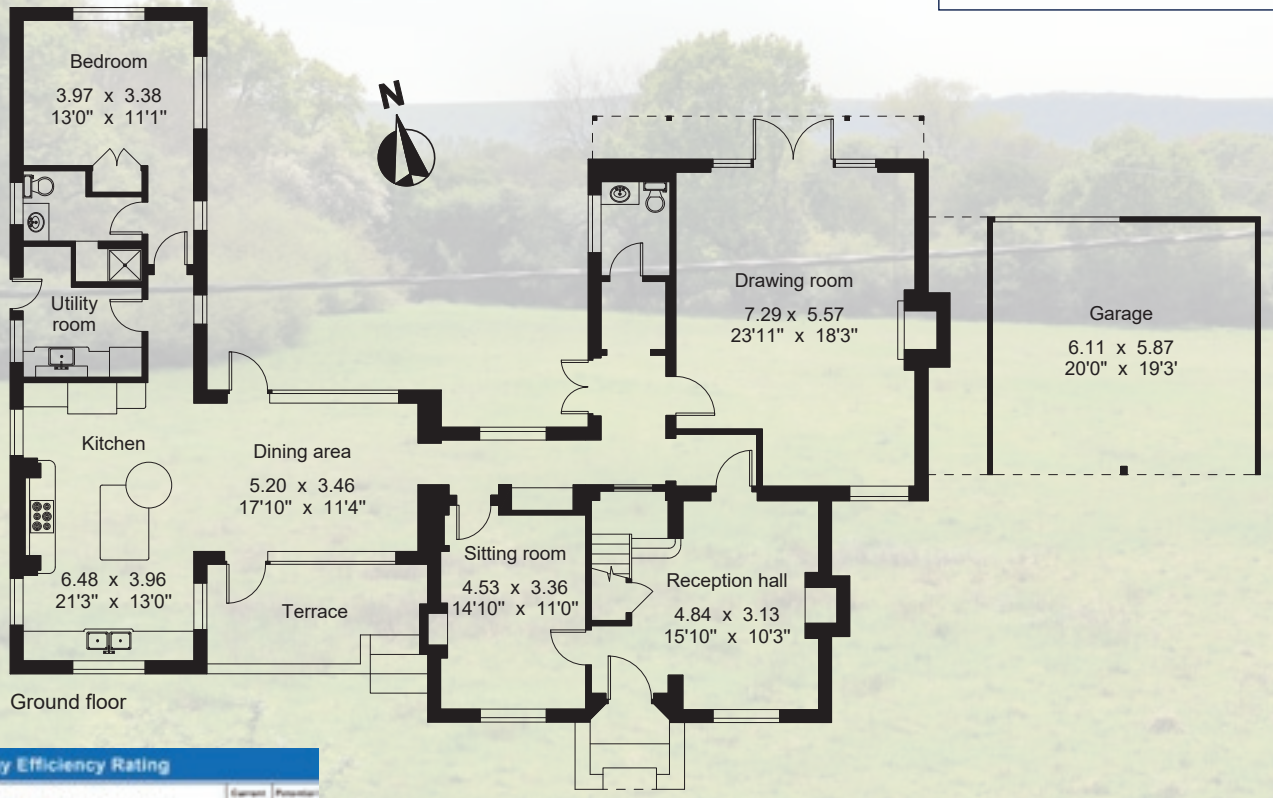
House - 299.9 sq m (3228 sq ft)

Garage - 35.9 sq m (386 sq ft)

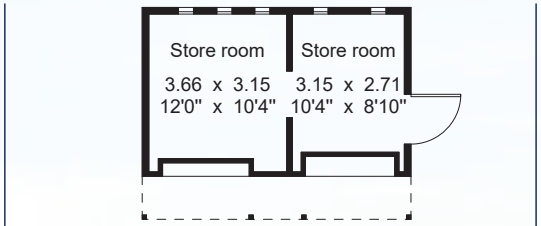
Garden Store - 20.0 sq m (215 sq ft)

For identification only - Not to scale

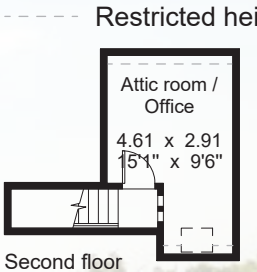
© Trueplan (UK) Limited



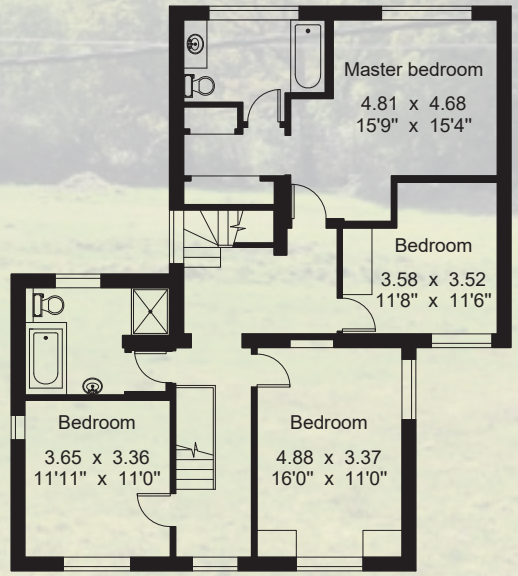

Ground floor



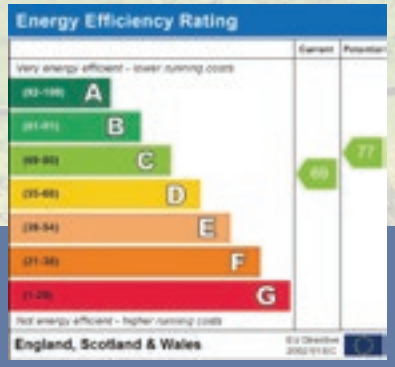

Garden Store




Second floor




First floor




OnTheMarket.com

**Important Notice**
Savills and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared: May 2019. Photographs taken: May 2019.

JC/91024003

VIEW