

# 3 Sheffield Park House

SHEFFIELD PARK • EAST SUSSEX



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Magnificent duplex apartment in an historic Grade I listed Country House

Communal reception & entrance hall • Entrance hall • Drawing room  
Sitting room • Kitchen/dining room • Cloakroom  
Master bedroom with en suite bathroom and dressing room  
Bedroom • Study/bedroom 3 • Bathroom • Cellar  
Terrace • Two garages and parking spaces  
Communal gardens, tennis courts and parkland (about 39 acres)  
EPC exempt



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SAVILLS HAYWARDS HEATH  
Chelsea House, 8 – 14 The Broadway  
Haywards Heath  
West Sussex RH16 3AH  
01444 446000  
rvines@savills.com

## DESCRIPTION

3 Sheffield Park House offers a rare opportunity to own an historic portion of one of Sussex's foremost Country Houses.

The rich and varied history of the Sheffield Park Estate can be traced prior to 1066, when it was owned by Edwin of Wessex, father to King Harold. Following Harold's defeat by William the Conqueror, the Estate was given to Robert, Count of Mortain, Earl of Cornwall and William's brother-in-law, and is recorded in the Domesday Book as the Estate as "Sifelle".

In the late 1700s, when the estate was acquired by the 1st Earl of Sheffield, James Wyatt remodelled the house in the fashionable Gothic style. In later years, Capability Brown was commissioned to landscape the gardens.

The Estate was split up in 1953 and was renovated into apartments in the 1980s. Today Sheffield Park House remains in private ownership, with just twelve apartments in the main house.

Apartment 3 occupies the first and second floors of the north eastern portion of the House. The apartment has many stunning and elegant period features including high ceilings, shuttered sash windows, decorative coving and ceiling roses, Tudor roof beams and a superbly restored wood framed cathedral window in the sitting room and master bedroom.

Of particular note is the stunning formal reception room known as the "Tyger Room". Originally believed to be a hunting trophy room, its magnificent ceiling was intricately painted with big game by Charles Catton the Elder (1728 – 1798), a founder member of the Royal Academy of Arts. The room later became known as "The Princes Room", in honour of Edward, Prince of Wales, eldest son of Queen Victoria and Prince Albert and a close friend of Henry Holroyd, 3rd Earl of Sheffield; the Prince used the Tyger Room as his bedroom during his frequent visits to Sheffield Park.

The Tyger Room has been beautifully restored, with plasterwork details delicately picked out in gold leaf; the Pietro Bossi chimneypiece is a superb and rare example of his work with marble and coloured paste inlay ("scagliola"), and a spectacular triple bay window offers outstanding views across the grounds to the lakes of Sheffield Park.

The sitting room has a pretty Georgian wooden fireplace, set with a wood burning stove, and the beautiful cathedral window framing the wonderful views across the lakes to Fletching church; French doors open to a private east-facing terrace, creating a wonderful space for entertaining and eating al fresco.

The kitchen is well equipped with a range of bespoke cabinetry and a central island, and is open to a good sized dining room. A cloakroom completes the first floor accommodation. The master bedroom has a dressing room and an en suite bathroom; a guest bedroom, family bathroom and study/bedroom 3 complete the second floor.

Please refer to the floorplans for the full extent and layout of the accommodation.







## OUTSIDE

Sheffield Park House is part of a secure gated community in an exceptional setting. The private communal grounds extend to about 39 acres, including tennis courts, shared gardens and parkland, where deer can be seen grazing.

The House is adjacent to the beautiful Sheffield Park & Garden, created by Capability Brown and now a National Trust property; apartment 3 has superb views to the lakes and the grounds, and the benefit of a gate offering access to the Gardens reserved for the use of House residents. The property also has two garages en bloc (numbers 7 and 8), with two allocated parking spaces, and access to a secure medieval cellar currently used as a wine cellar.

## SITUATION

Sheffield Park House is situated in the heart of Sussex, close to Ashdown Forest. The picturesque village of Fletching lies to two miles to the east, home to the award winning Griffin pub.

Outdoor pursuits include golf and walking; there is 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.

Comprehensive shopping and leisure facilities are available at Haywards Heath (6.6 miles), Lewes (10 miles) and Tunbridge Wells (18 miles).

Mainline rail services: Haywards Heath, London Bridge/Victoria from 42 minutes. Gatwick airport 18 miles.

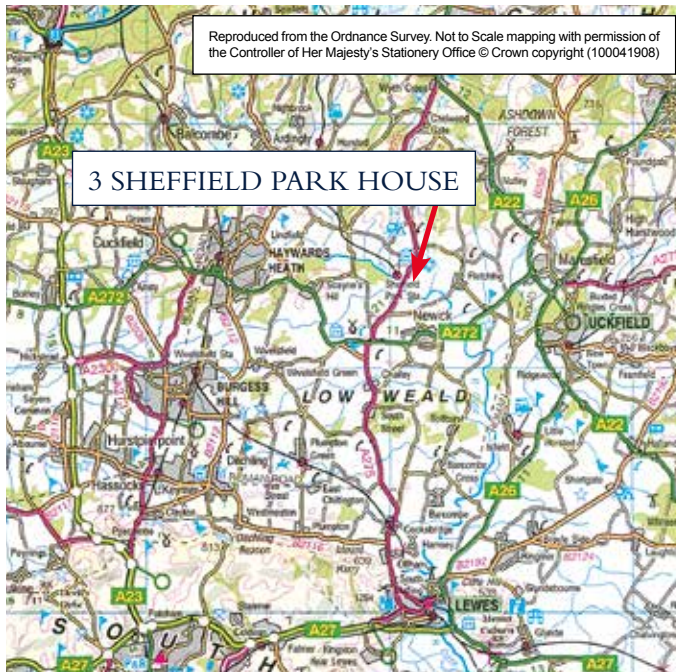
Schools: There are number of highly regarded state and independent schools in the area, including Ardingly College, Cumnor House, Great Walstead School, Fletching primary school, and Danehill primary school.



COMMUNAL RECEPTION HALL







## DIRECTIONS

From the A272 south, at North Chailey take the A275 north for about 2.5 miles; pass the turning leading to Sheffield Park & Gardens and take the second right through the pillars, signposted Sheffield Park House.

## SERVICES

Electric central heating; mains water and electricity; private drainage.

## OUTGOINGS

Wealden District Council, 01892 653311. Council tax band H.  
2019 estimated service charge c.£10,225.

## TENURE

Leasehold: 999 years from 1 January 1989.

## 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.

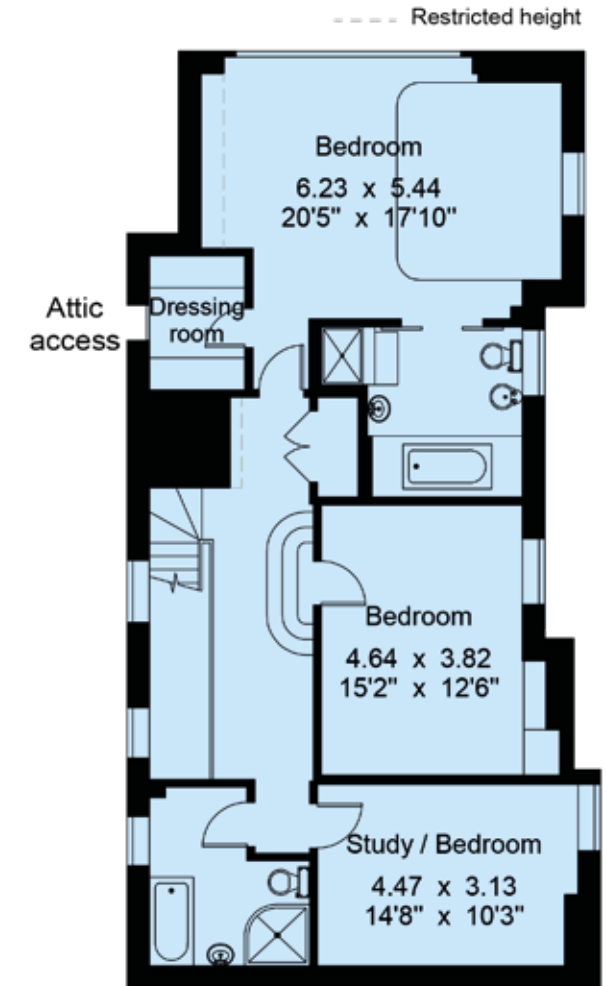
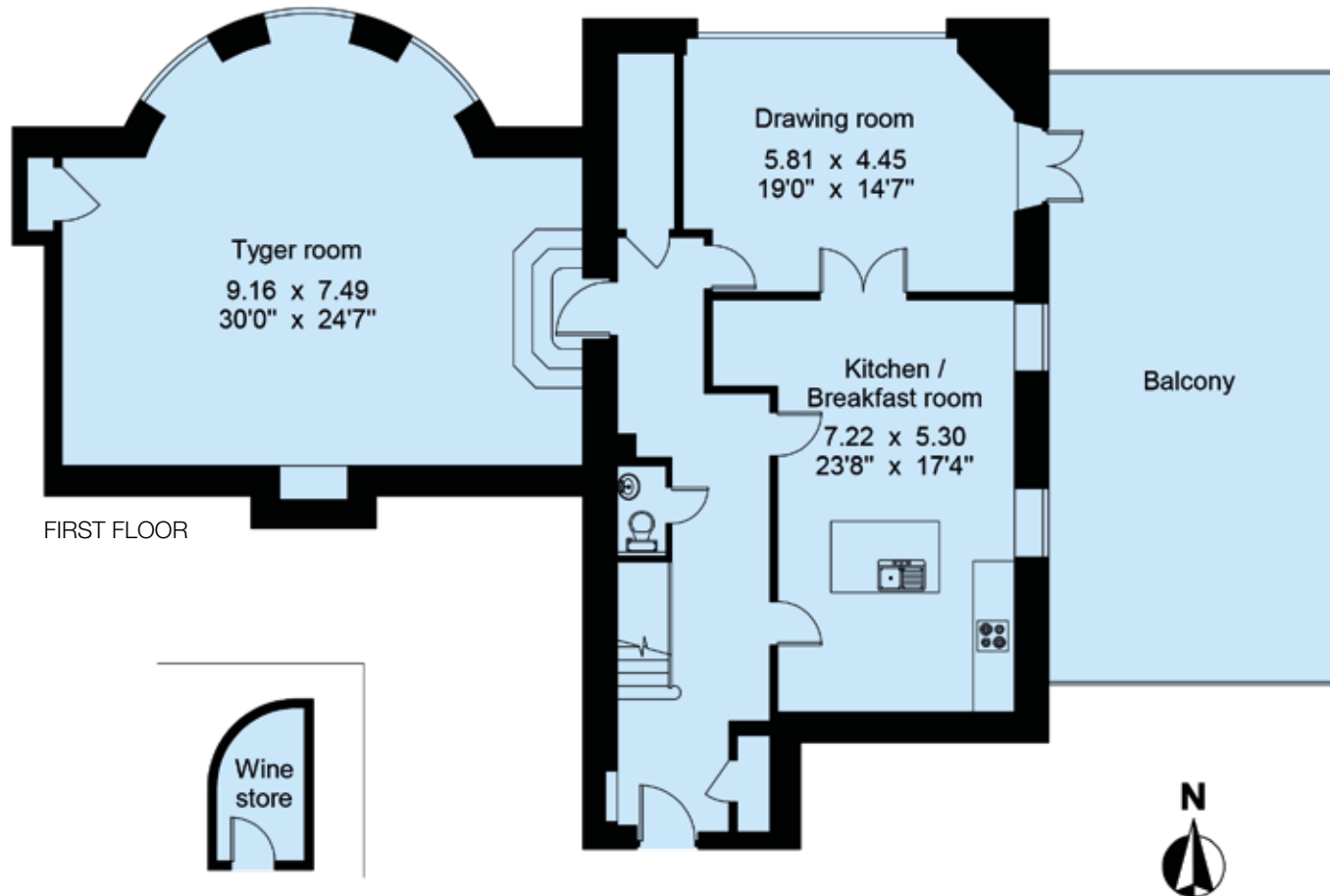


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### 3 SHEFFIELD PARK HOUSE

Approximate Gross Internal Area:  
House: 255.4 sq.m. / 2749 sq.ft.



SECOND FLOOR





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