



Attractive detached Victorian lodge house & separate plot

Hollingbury Lodge, Cuckfield Lane, Warninglid, Haywards Heath, West Sussex RH17 5SP

Freehold

savills

Living room • Kitchen & dining room • Snug • Rear hall • Cloakroom • Bedroom 1 with en suite bathroom • Bedroom 2 with wet room and en suite WC • Terraced courtyard, garden & woodland • About a third of an acre • EPC rating G • Separate plot, about 0.06 of an acre

About this property

Believed to date from the late 1890s, Hollingbury Lodge was the former lodge house for Hollingbury Court – a country house which was converted into a number of private properties in the early 1980s. This attractive period house has stone, part timbered elevations with steep gables typical of Victorian architecture, and internally offers spacious and neutrally decorated accommodation extending to nearly 1,400 square feet with points of note including some replacement double glazing with lead panes, a number of both working and feature fireplaces, some exposed wood floors, modern bathroom suites and a striking staircase with bespoke iron balustrade. The floor plan gives a comprehensive overview of the full extent and layout of the house.

Outside, there is a private, part-walled courtyard to the west of the house offering a spacious outdoor seating area; the remainder of the garden extends away from the house to the south east, partially laid to lawn and part wooded. The property benefits from a right of way over the main driveway to Hollingbury Court, which provides ample parking. In all, about 0.31 of an acre.

The part-walled plot lies across the driveway to the west, about 0.06 of an acre.

Local Information

Hollingbury Lodge is situated in Warninglid, a charming West Sussex village with Saxon origins; its centre was the first of six conservation areas in Sussex. The village has a cricket field, a recreation/play area, a primary school and is home to the Half Moon Pub. The larger villages of Cuckfield and Handcross (4 miles and 3 miles respectively) offer a number of local amenities; comprehensive shopping is available at Haywards Heath (6 miles), Horsham (8 miles) and Crawley (8 miles).

Transport links: there are frequent rail services to London from Haywards Heath, Gatwick Airport and Three Bridges in Crawley, offering a fast service to London terminals from 36 minutes. The A23/M23 lies to the east, giving access to Gatwick airport (13 miles), the south coast and the M25.

Services

LPG fired central heating. Mains water, electricity and drainage.

Outgoings

Mid Sussex District Council, 01444 458166. Tax band E.

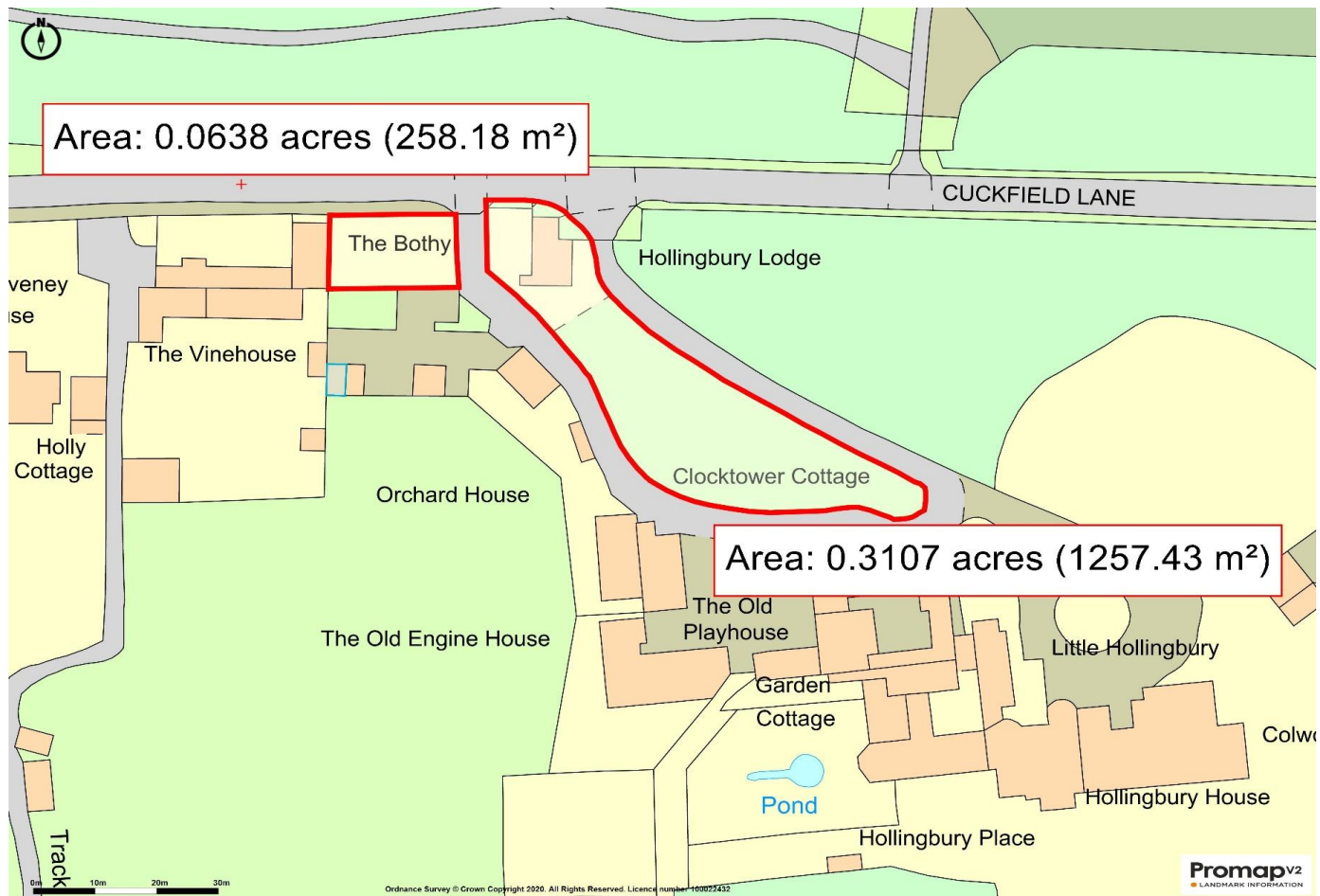
Energy Performance

A copy of the full energy performance certificate is available on request.

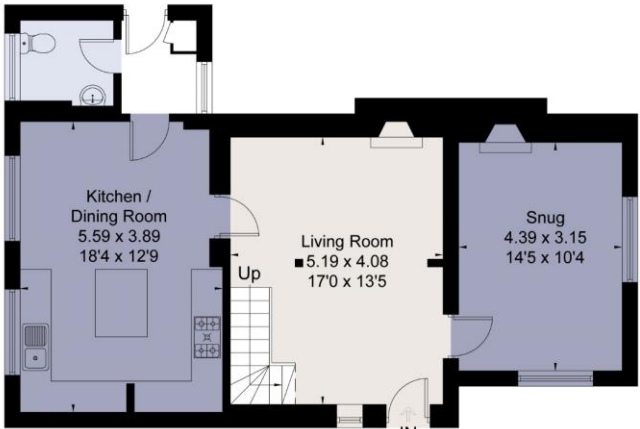
Viewings

Strictly by appointment with Savills on 01444 446000.

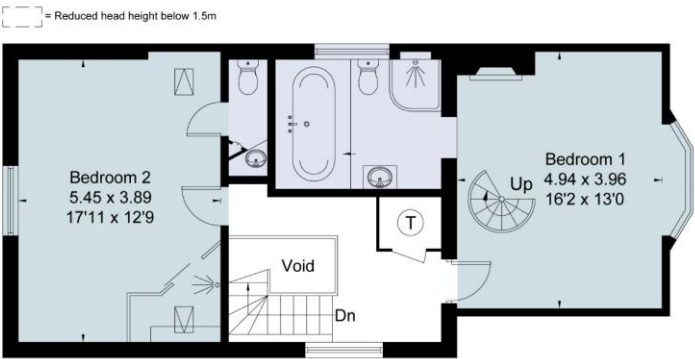




Approximate Area = 129.6 sq m / 1395 sq ft (Excluding Void)
Including Limited Use Area (1.7 sq m / 18 sq ft)
For identification only. Not to scale.
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Ground Floor



First Floor

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		54
(21-38) F		
(1-20) G	11	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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