



# Wing of an impressive Edwardian country house

**Burchetts, Station Road, North Chailey, Lewes, East Sussex, BN8 4HE**

Freehold

**savills**







Entrance porch & hall • drawing room • sitting room  
• dining hall • study • conservatory • kitchen  
• utility/boot room • cloakroom • 4 bedrooms  
• 2 bathrooms • gardens & grounds • about 1.6 of an  
acre • EPC rating E

#### Description

Burchetts is the major and arguably most impressive wing of a handsome Edwardian country house dating from 1905. The house offers very spacious accommodation, spanning two floors and extending to over 4,000 square feet; it benefits from having a number of the grand principal rooms from the original residence, including the triple-aspect drawing room and the dining hall with its magnificent turned oak staircase.

The rooms are well-proportioned and most are enhanced by classic Edwardian features including high ceilings, oak flooring, picture and dado rails, bay windows, some beautiful stained glass windows and a number of working fireplaces.

A large entrance porch with herringbone brick flooring opens to the entrance hall, which lies central to the ground floor accommodation. There are three formal reception rooms: the triple-aspect drawing room was the original snooker room and is a superb room with large paned windows overlooking the gardens and a marble fireplace with carved oak surround. There is an impressive panelled dining hall, and an elegant sitting room with decorative plasterwork ceiling, a carved marble

fireplace and a door opening to the adjoining south-facing conservatory.

The kitchen is fitted with a range of floor mounted and built in cupboards; it has an Aga, a walk-in larder and a utility/boot room. A panelled study and a cloakroom complete the ground floor accommodation.

The grand oak staircase rises to a half landing where a pair of stunning three-quarter height windows featuring an attractive stained glass motif frame the view over the garden to the South Downs beyond. There are four spacious bedrooms on the first floor lying off a generous galleried landing, served by two bathrooms.

Please refer to the floorplans for a full overview of the layout of the accommodation.

#### Agent's Note

The main driveway to the house is owned by a neighbouring property, over which Burchetts has a right of way.

#### Services

Gas fired central heating. Oil fired Aga for hot water, plus electric immersion. Mains gas, electricity and water. Shared private drainage (system replaced 2018).





### Outside

The property is set in established and mature gardens of just over an acre and a half, sloping gently down to a ha-ha at the southern boundary which enhances the beautiful views over adjoining countryside to the South Downs in the distance.

The house is approached via a tree-lined driveway leading from Station Road, which leads through a pillared entrance to a parking area ahead of the house. The well-enclosed gardens and grounds lie predominantly to the south and west of the house, and largely comprise expanses of lawn, interspersed by shrub beds and dotted with trees.

In all, about 1.6 acres.

### Situation

Burchetts is situated in a semi-rural position in North Chailey, a village with a petrol station and tea shop.

Local shopping: The neighbouring village of Newick is well-known for its pretty village green and has a thriving village community, providing a number of facilities and amenities including a village shop, newsagent, pharmacy, butcher, bakery, three public houses, Indian restaurant and a health centre.

Haywards Heath (5.5 miles), Uckfield (6 miles) and Lewes (8 miles) provide comprehensive shopping facilities.

Rail: There are frequent rail services from Haywards Heath to London Bridge, London Victoria and St Pancras International, journey time from 45 minutes.

Gatwick airport: 19 miles

Schools: There are a number of state and independent schools in the area including Chailey St Peters and Newick Primary Schools, Chailey Secondary School, Cumnor House School in Danehill, Great Walstead, Brambletye, Ardingly and Hurstpierpoint Colleges, Lewes Old Grammar School and Burgess Hill Girls.

### Outgoings

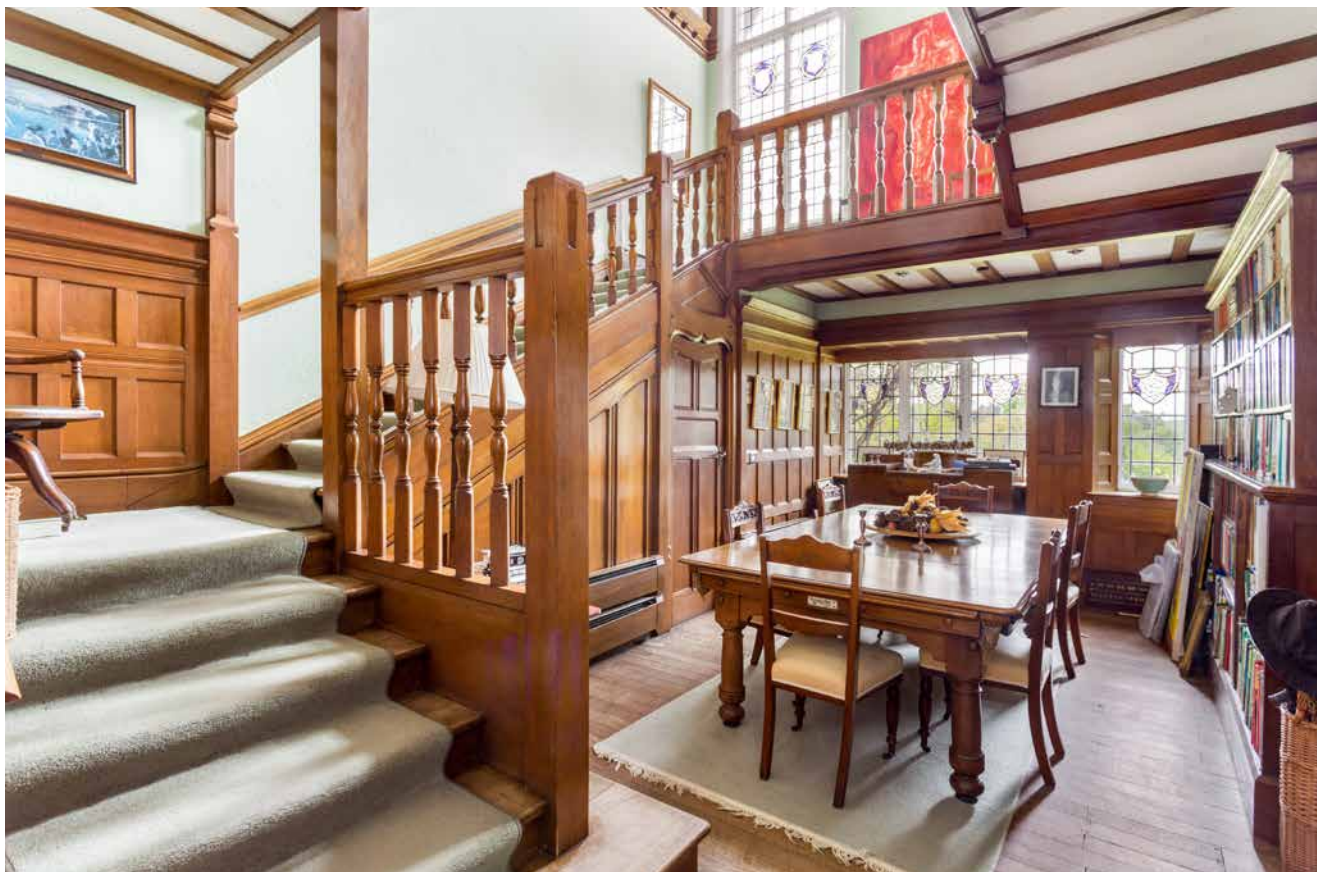
Lewes District Council, 01273 471600. Tax band G.

### 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.







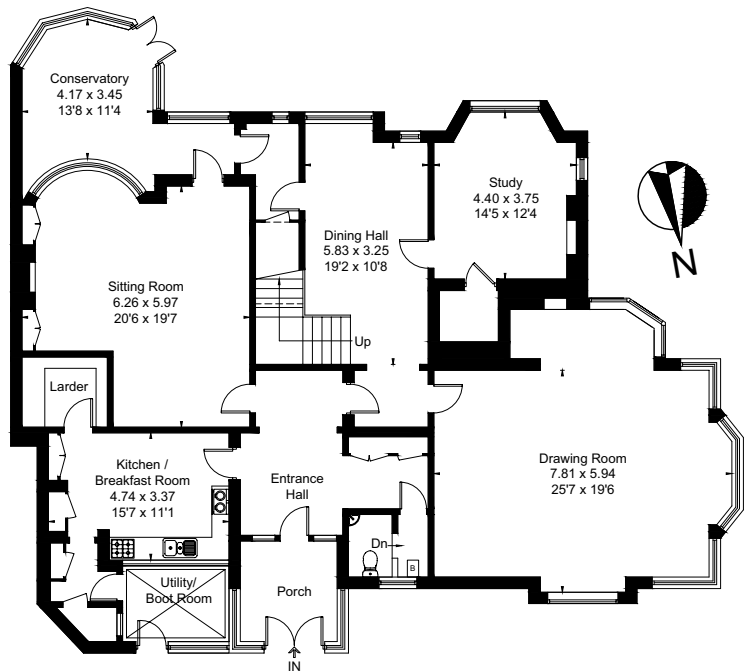
**Burchetts, Station Road, North Chailey, Lewes, East Sussex, BN8 4HE**  
**Approximate Area** 377.9 sq m / 4068 sq ft (Excluding Void)  
**Including Limited Use Area** (11 sq m / 118 sq ft)



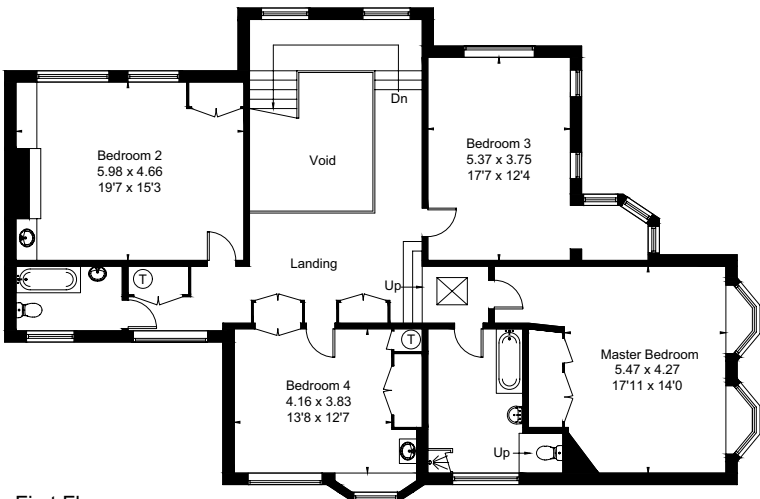
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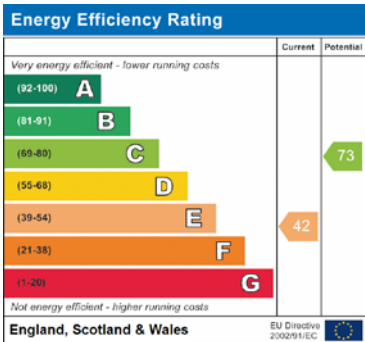
**Mark Taylor**  
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**Ground Floor**  
Area = 218.1 sq m / 2348 sq ft  
(Limited Use Area = 5.1 sq m / 55 sq ft)



**First Floor**  
Area = 159.8 sq m / 1720 sq ft  
(Limited Use Area = 5.9 sq m / 63 sq ft)



For identification only. Not to scale. © JC91025020

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