



# Superbly presented detached modern house

Slaugham Lane, Warringlid, West Sussex, RH17

Freehold





Reception hall • Drawing room • Open plan kitchen/dining/family room • Games room • Utility room • Cloakroom • Principal bedroom with dressing room and en suite bathroom • Three further bedrooms (one en suite) • Family bathroom • Integral garage • Landscaped garden • EPC rating C

### Local Information

Situated on the outskirts of 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).

There is an array of leisure activities available in the area, including many opportunities for equestrian pursuits, sailing at Ardingly and golf across the county. There is a vibrant cultural and arts scene in Sussex, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

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 Gatwick Express to London Victoria takes as little as 30 minutes.

The A23/M23 lies to the east, giving access to Gatwick airport (13 miles), the south coast and the M25.

Schools: there are a number of highly regarded state and independent schools in the area including Ardingly College, Christ's Hospital, Worth, Warninglid Primary, Warden Park Academy and Handcross Park School.

All distances and journey times are approximate.

### About this property

Birchwood is a superb modern house, with Cape Cod timber cladding, and part tile-hung and brick elevations under a hand-made clay-tiled roof. This bespoke property was completed to an exacting standard in 2018, with the remainder of a 10 year LABC Warranty and offers spacious, light accommodation, which has been finished to a high specification, extending in total to 3,689 square feet.

The floorplans offer an excellent overview of the full extent and layout of the property, with points of note including a distinctive split-level design, porcelain tiles and engineered wood flooring to the ground/lower ground floor. This is complemented by high performance timber double







glazed windows and doors, luxury fittings and generous proportions throughout.

The focal point of day-to-day life is the stunning Tom Howley kitchen. With its bespoke handcrafted and painted wood cabinets and drawers, as well as a beautifully designed pantry, there are also quartz surfaces and an extensive range of integrated Miele appliances; comprising an induction wok hob, extractor fan, dishwasher, combi steam oven, combi microwave, multi-function oven, two warming drawers/sous chefs, two fridge freezers and two wine coolers.

The kitchen is open to the dining/family room, which has full height windows framing the views across the garden, and bi-fold doors to the terrace – creating a sense of space. The utility room has numerous cupboards and includes a Miele tumble dryer and a Miele TwinDos washing machine.

The drawing room has a wood-burning stove under a heavy oak mantel, while the games room has space for a pub-sized pool table, as well as a lounge area.

The impressive principal bedroom has a large window, offering glorious views across the surrounding landscape; there are several built-in wardrobes leading to a dressing room with plentiful storage. Beyond this, the en-suite wet room has a walk-through spa-style shower, free standing oval bath, a large basin with drawer under, WC and two heated towel rails.

There are three further bedrooms, one en-suite and one currently used as an office, and a family bathroom; all bathrooms are finished to a luxurious standard. There is Cat 5e cabling throughout the house and network points in every room – perfect for working from home.

Birchwood is approached from Slaugham Lane by five bar gates which open onto the gravelled drive. There is cabling provision to the gates which could be suitable for outdoor lighting. The driveway provides parking for four/five vehicles in front of the integral garage.

The landscaped gardens lie mainly to the south and west of the house, with a gravelled terrace and steps leading up the lawn. A retaining wall is planted with a wide range of flowers and plants, while the garden is enclosed by mature mixed hedging, with fruit trees planted, and a wood store located to the rear of the property.









### Services

LPG gas fired heating (underfloor heating to ground floor). Mains electricity (electric underfloor heating to principal en-suite), water and drainage. Superfast fibre broadband available; Cat 5e wiring and network sockets throughout house.

### Outgoings

Mid Sussex District Council,  
01444 458166.  
Council tax band H.

### 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.



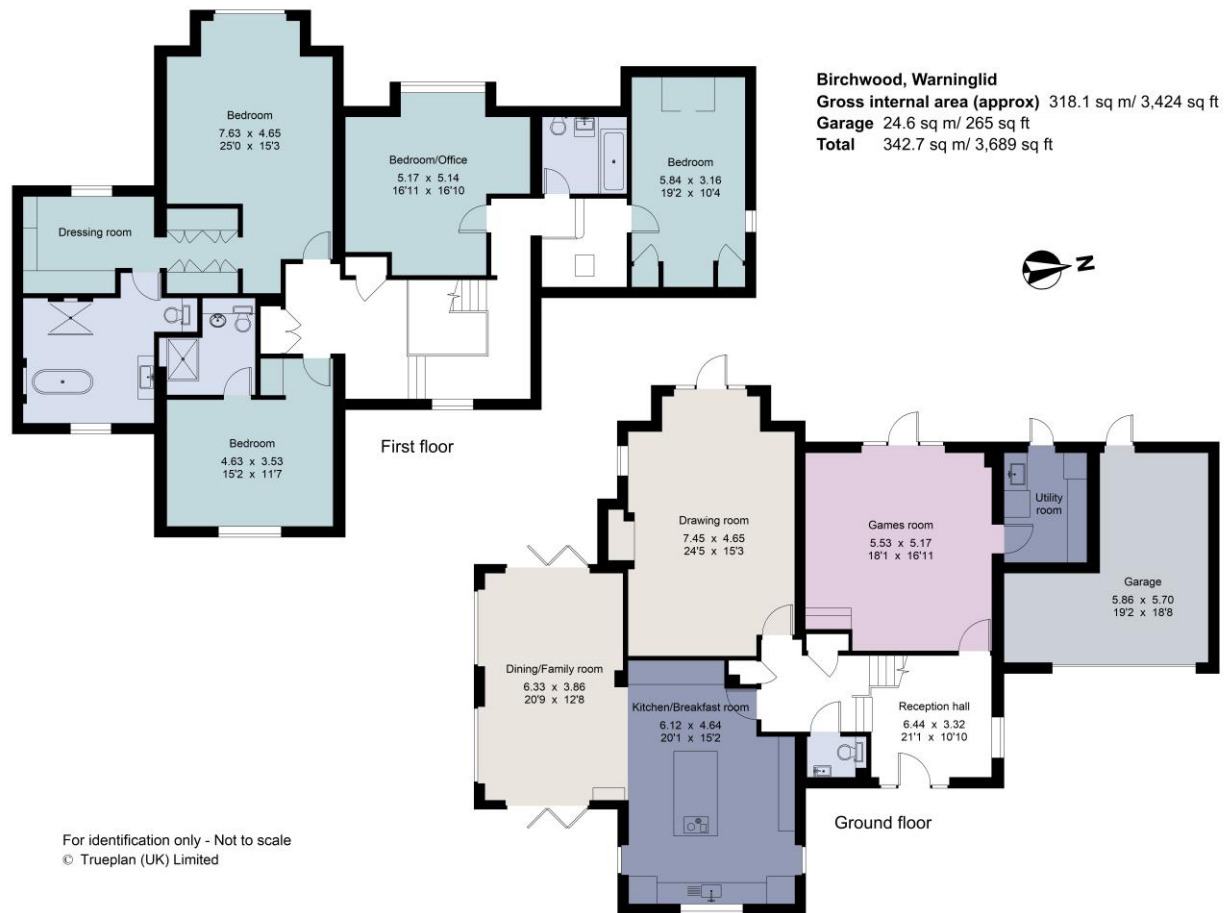







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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