



# THE TOWER HOUSE

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SAYERS COMMON, WEST SUSSEX

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# THE CENTRAL PORTION OF A STRIKING ARTS & CRAFTS COUNTRY HOUSE WITH WONDERFUL PANORAMIC SOUTH DOWNS VIEWS

THE TOWER HOUSE, NALDRETT'S, MILL LANE,  
SAYERS COMMON, WEST SUSSEX, BN6 9HL

Sitting room ♦ dining room ♦ conservatory ♦ kitchen ♦ utility room  
♦ cloakroom ♦ master bedroom with en suite bathroom  
♦ 3 further bedrooms ♦ family bathroom ♦ studio / bedroom 5  
♦ study ♦ attic storage room ♦ double garage ♦ boiler room  
♦ gardens ♦ about 0.4 of an acre ♦ EPC rating F

## Description

Dating from 1906, The Tower House is the central and arguably most striking portion of Naldretts, a handsome Country House situated in the rural hamlet of Sayers Common, just to the north of the popular village of Hurstpierpoint. It was built for the theatre impresario Prince Littler, in the Arts & Crafts style of CFA Voysey who was known for his distinctive, simple and elegant designs.

The house extends to 3,325 square feet and is arranged over four floors, including the topmost tower room, which is used as a study. It is very well presented, with care taken to enhance the architectural style of the house, its classic character features and generous proportions. Points of note include high ceilings, oak joinery and flooring, stone mullioned windows (some double glazed) and a hand-built kitchen. There are two principle reception rooms: a sitting room and an elegant dining room. The sitting room is worthy of particular mention, formed of the reception hall from the original house and featuring a magnificent sweeping staircase under an impressive full height window. The kitchen is fitted with a range of handmade wooden units, with deep granite worktops, a Butler sink and Rangemaster oven; it is served by a utility area and cloakroom, and has internal windows to the conservatory which spans the rear of the house, overlooking the private garden.

There are three bedrooms and a family bathroom lying off the spacious first floor landing, including the master bedroom which has fitted wardrobes and an en suite bathroom. Stairs rise from the landing to the second floor, where there is a further bedroom, attic storage room and a large studio/work room, a versatile room which could be used as a fifth bedroom.

The tower room is accessed via a staircase from the second floor bedroom and makes an ideal study. Three of the four bedrooms and the tower room have wonderful views over the front gardens to the South Downs beyond; the rooms on the north side of the house have a pleasing outlook over the private garden and glimpses of the countryside beyond.





## Outside

The Tower House is approached via a long private drive\*; there is ample space for parking several vehicles to the front of the house. The driveway continues up past the house to the double garage which is situated en bloc, and to the private boiler room.

To the front of the house is an open expanse of lawn, of which each property owns a share. (Please refer to the site plan.) The private and well-enclosed L-shaped private garden lies to the rear of the house and comprises a paved terrace opening onto a lawn, bounded by hedging and shaped flower and shrub borders. There is a fish pond, a further terrace for catching the evening sun, a kitchen garden and a large timber shed. In all, about 0.44 of an acre.

## Situation

The Tower House is situated in a rural location in the hamlet of Sayers Common, about a mile and a half north of Hurstpierpoint.

**Local Amenities:** Hurstpierpoint has a good range of local amenities including a variety of restaurants, public houses, independent shops, a health centre, primary school and church.

**Comprehensive Shopping:** Haywards Heath, Burgess Hill, Brighton & Crawley. **Mainline Rail Service:** Hassocks or Haywards Heath (London Bridge/Victoria from 48 and 42 minutes respectively).

**Schools:** There are a number of schools in the area, both state and private, including Albourne primary school, Downlands Community College in Hassocks, Hurstpierpoint College and Burgess Hill School for Girls.

**Communications:** The A23 lies about 1.5 miles to the west, giving access to Gatwick airport, the coast and the M25.

**Directions:** From Haywards Heath, proceed west on the A272 into Ansty and proceed straight over the mini-roundabout in the centre of the village. Turn right into Cuckfield Road, proceed straight over at the roundabout with the A2300 and straight over at the crossroads by The Sportsman Inn. Mill Lane is the first turning on the right hand side and the driveway (signposted Naldretts) can be found after a short distance on the right hand side, immediately after North End Cottage.

**\*Agent's Note:** The driveway is owned by East Wing, over which The Tower House has a right of access. The Tower House pays a sixth of maintenance costs as and when required.

**Services:** Oil fired central heating to radiators; electric storage heaters on the third and fourth floors. Mains water and electricity. Shared private drainage.

**Outgoings:** Mid Sussex District Council, 01444 458166. Tax band G.

**Tenure:** Freehold

**Energy Performance:** A copy of the full Energy Performance Certificate is available upon 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.

**Site Plan:** Not to scale, for identification purposes only. Ordnance Survey © Crown Copyright 2019. All rights reserved. Licence number 100022432.





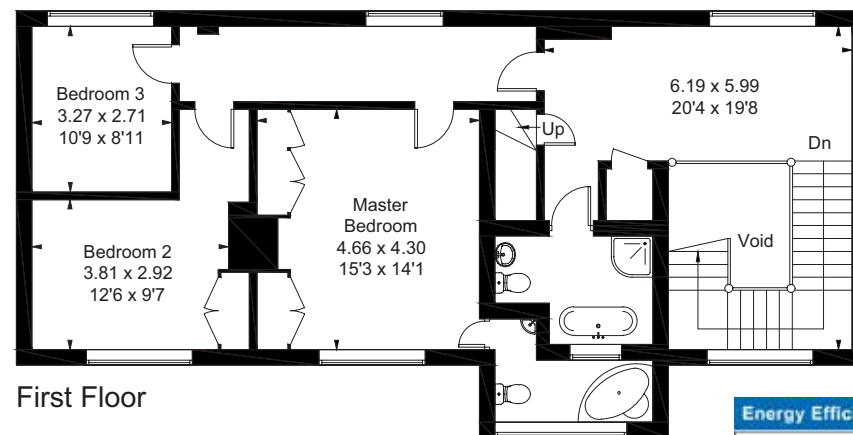
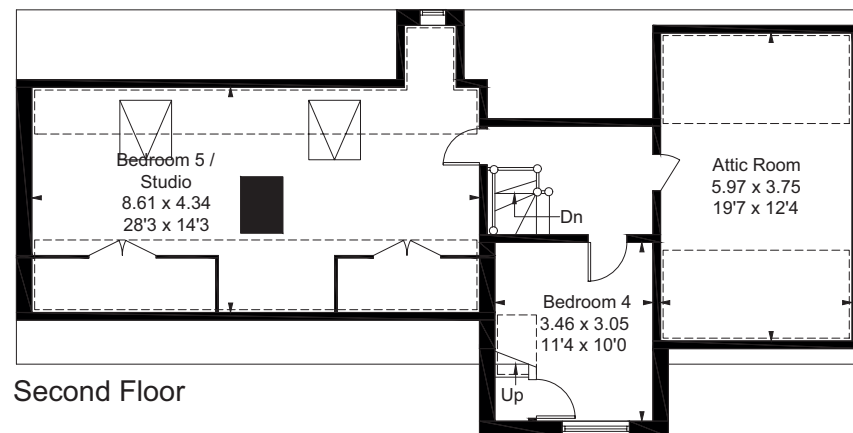
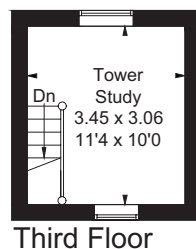
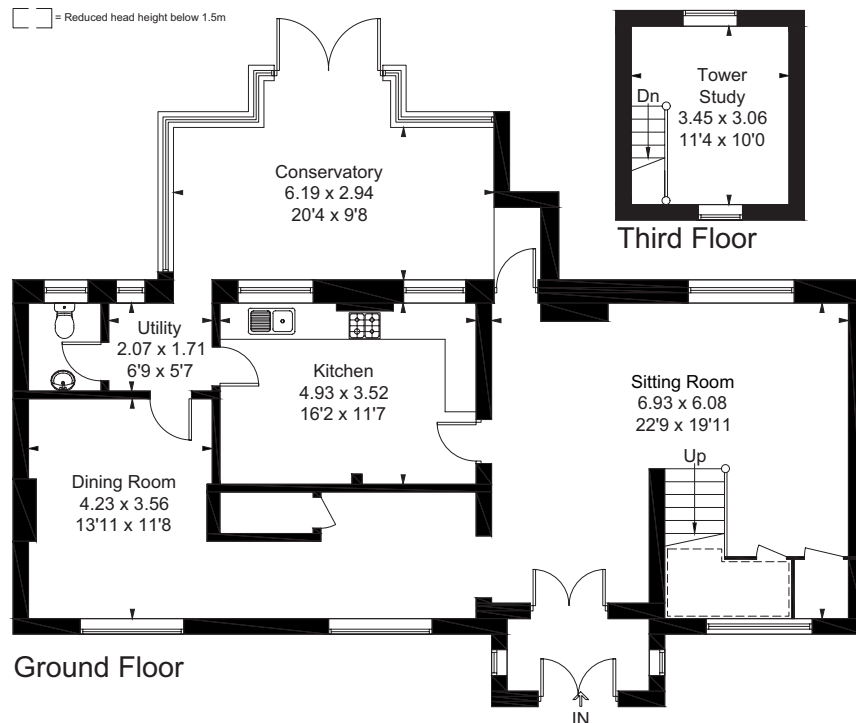
## FLOORPLANS

Approximate IPMS2 Floor Area = 258.1 sq m / 2778 sq ft (Excluding Shed)

Limited Use Area = 50.8 sq m / 547 sq ft

Total = 308.9 sq m / 3325 sq ft

□ = Reduced head height below 1.5m



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