



# Attractive four bedroom detached house

**New House, Beaconsfield Road, Chelwood Gate, West Sussex, RH17 7JU**

Freehold



Entrance porch • Sitting room • Dining room  
• Kitchen/breakfast room • Utility room • 4 bedrooms  
(1 en suite) • Garden • Timber shed • Off street parking  
• EPC rating D

#### About the property

New House is a delightful detached four bedroom house, believed to date from the late nineteenth century. It was substantially extended in 2010 and offers bright and contemporary accommodation, the full extent and layout of which can be seen on the floorplans.

Points of particular note include the spacious tiled kitchen/breakfast room, which has French doors to the garden. There is wood flooring to the snug and dining room, and the sitting room, snug and dining room all have fireplaces. On the first floor the master bedroom has an en suite shower room. There are three further bedrooms, all with built in storage, and a bathroom with roll top bath.

The fully-enclosed rear garden is a particular feature of the property, with landscaped terraces creating excellent spaces for entertaining, with well-stocked herbaceous borders and a central lawn.

#### Agent's Note

The neighbouring property has access rights over the right hand side of the drive. The hot tub and pizza oven are not included in the sale.

#### Situation

The village of Chelwood Gate is on the edge of Ashdown Forest in the High Weald Area of Outstanding Natural Beauty, and is home to the renowned Coach & Horses pub. Comprehensive shopping and rail services are found at Haywards Heath (7.7 miles) and East Grinstead (8 miles). Transport links: the M25 can be accessed via the A23/A22. Schools: Cumnor House, Brambletye, Great Walstead, Danehill Primary School, Michael Hall School and Ardingly College.

#### Directions

From the A275 proceed north through Danehill, take the right hand turn into Sandy Lane. New House is directly opposite at the T junction with Beaconsfield Road.

#### Services

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

#### Local Authority

Wealden, council tax band F.

#### Energy Performance

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

#### Viewing

Strictly by appointment with Savills on 01444 446000.





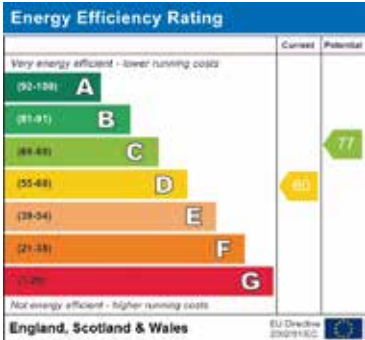
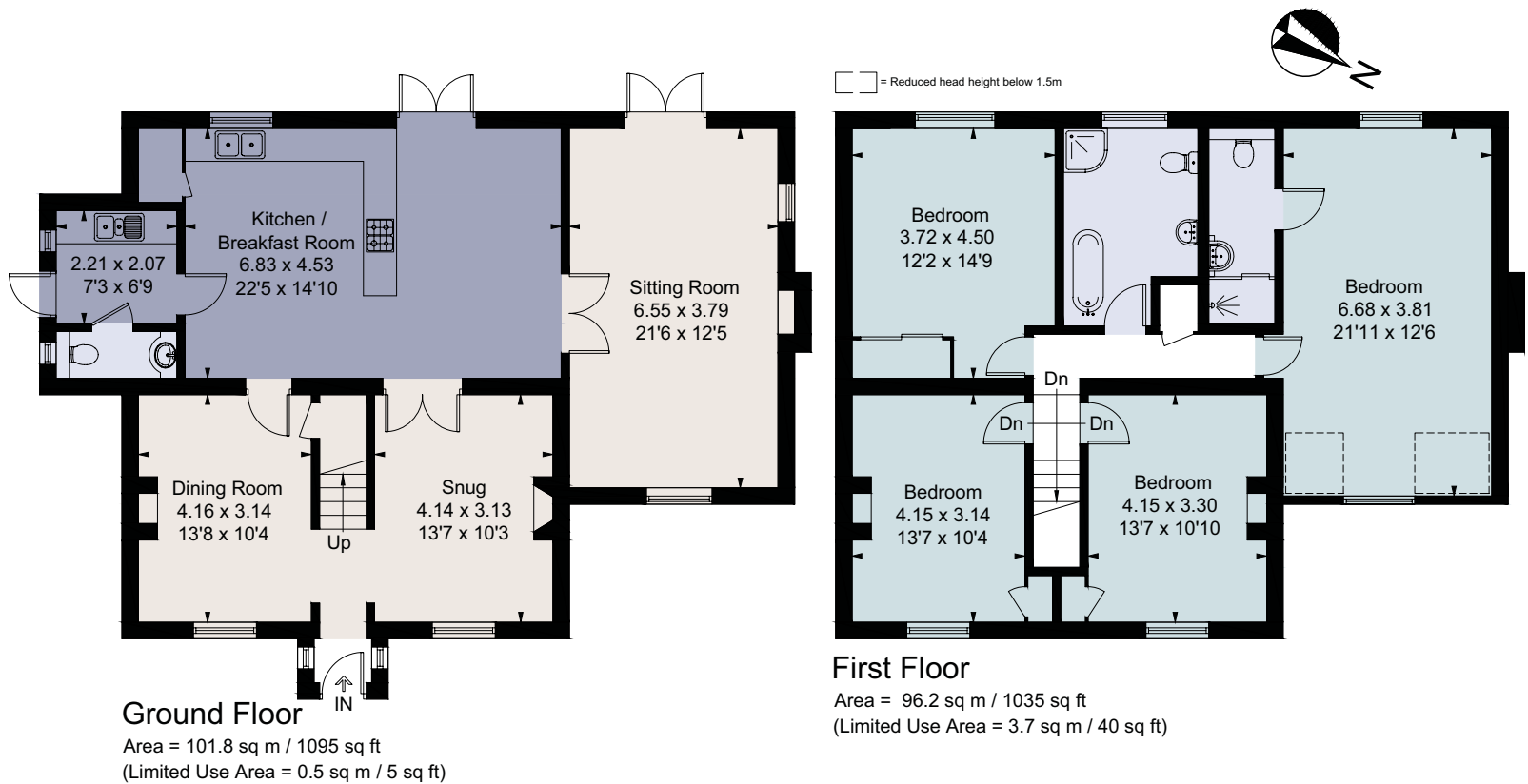


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 Approximate Area 198.0 sq m / 2130 sq ft  
 Limited Use Area (4.2 sq m / 45 sq ft)



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