



## Well-presented detached home in a semi-rural location

**Bramblings, Markstakes Lane, South Chailey, Lewes, East Sussex BN8 4BS**

Freehold









Entrance hall • Sitting room • Dining room • Kitchen and breakfast room • Study • Cloakroom • Bedroom 1 with en suite shower room • 3 further bedrooms • Family bathroom • Detached triple garage • Tractor shed • Gated driveway and parking area • South-facing terrace • About two thirds of an acre • EPC rating F

#### About this property

Believed to date from the mid-1960s, Bramblings is a modern detached home ideally located in a semi-rural yet accessible location in the village of South Chailey. The house was significantly extended by the current owners in 2004/5, and now offers over 2,700 square feet of very generously proportioned and well-presented accommodation. There are two large, formal reception rooms on the ground floor both with French doors opening to the terrace: an elegant dining room and an impressive dual-aspect sitting room with marble open fireplace and a large square bay window.

The kitchen was remodelled in 2018 and is superbly appointed, fitted with a range of handmade shaker-style units, Quartz worktops and number of integrated appliances; it features a small fireplace with inset woodburner. There is a utility area to one end of the kitchen with space for laundry appliances, and at the other end of room, ample space for a large breakfast table.

Also on the ground floor, lying off the entrance hall, is a good-sized study and a cloakroom.

There are four bedrooms on the first floor, lying off a part-galleried landing with deep airing

cupboard. Bedroom one benefits from an en suite shower room; a family bathroom with modern suite including a free-standing bath and separate shower cubicle, serves the remaining three bedrooms.

#### Outside

A timber five-bar gate opens from Markstakes Lane to a long gravelled driveway, which extends along the western side of the house to a parking area beyond. Adjacent to the parking area is a timber triple garage, with electronically operated roller doors and power connected; to the rear of the garaging is a tractor shed.

The garden is mainly laid to lawn, private and well enclosed by mature trees and hedging. To the northern boundary is a young yew hedge and a lovely outlook over neighbouring farmland; adjoining the southern elevation of the house is a sunny paved terrace, an ideal spot for dining alfresco. In all, about 0.67 of an acre.





### Local Information

Bramblings is situated in a country lane on the semi-rural outskirts of South Chailey, which has a convenience store with Post Office, health centre and a public house.

An excellent network of nearby footpaths gives direct access to the surrounding countryside.

Comprehensive Shopping: The property lies between the towns of Lewes (5 miles) and Haywards Heath (6 miles), both of which are well served by a range of supermarkets, High Street chains and independent shops, and offer a wide variety of restaurants and recreational opportunities.

Lewes is well-known for being the picturesque and historic County Town of East Sussex, and is famous for its Bonfire Night celebrations.

Mainline Rail Services: Both Haywards Heath and Lewes provide fast and frequent commuter train services to London Victoria, London Bridge and Brighton, from 42 minutes.

Schools: There is a wide range of highly regarded schools and colleges to choose from in the nearby villages and towns, including Chailey St Peters Primary School, Chailey Secondary School, Cumnor House in Danehill, Great Walstead near Lindfield, Burgess Hill Girls, Ardingly College and Lewes Grammar. All distances and journey times are approximate.

### Directions

Heading south on the A275, pass The Five Bells public house and Chailey village hall on the right hand side. Markstakes Lane is the next turning on the left and Bramblings is the second house on the left hand side.

### Services

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

### Outgoings

Lewes District Council, 01273 471600. Tax band G.

### Energy Performance

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

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.









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Approximate Area = 252.9 sq m / 2722 sq ft  
Garages = 57.7 sq m / 621 sq ft  
Tractor Shed = 8.2 sq m / 88 sq ft  
Total = 318.8 sq m / 3431 sq ft  
Including Limited Use Area (1 sq m / 11 sq ft)  
For identification only. Not to scale.  
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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	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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