The Library

FLAT 1 BROOK HOUSE, HIGHBROOK, WEST SUSSEX

savills

STRIKING APARTMENT IN AN HISTORIC ARTS & CRAFTS MANSION

THE LIBRARY, FLAT 1 BROOK HOUSE, HAMMINGDEN LANE, HIGHBROOK, WEST SUSSEX, RH17 6SR

Entrance hall ◆ Reception room ◆ Kitchen/breakfast room ◆ Two bedrooms ◆ Bathroom ◆ Timber storage shed ◆ Communal grounds ◆ Off-street parking ◆ EPC rating - F

Description

Brook House is striking and historic Arts & Crafts mansion on the rural outskirts of Ardingly. Originally believed to be a shooting lodge, the property was substantially extended during the late 1800s, creating a magnificent house drawing inspiration from classic Tudor architecture, with beam and plasterwork gables and impressive stone mullioned windows. Brook House was subsequently divided into 12 select leasehold apartments, each with a share of the freehold.

The Library (Flat 1) is a superb ground floor, two bedroom split-level apartment, set in the south corner of the mansion and offering 1,337 sq ft of accommodation, the full layout of which can be seen on the accompanying floorplans. The property would be well suited as a second home or lock up and leave, as well as a primary residence. The entrance is via an impressive communal reception hall, and the apartment has many stunning period features including the original wood flooring and oak panelling throughout most of the property.

The spacious reception room, situated in the oldest portion of the property, is particularly fine, with a superb large mullioned window, beautiful decorative plasterwork to the ceiling, and a magnificent fireplace with a marble surround under an elaborate carved mantelpiece.

The kitchen/breakfast room is well-equipped with an excellent range of wall-hung and under counter solid wood cabinets, granite surfaces, integrated appliances and a central island; a beautiful fireplace set with a wood burning stove, and a lovely archway through to a breakfast area with space for table and chairs.

There are two bedrooms, one with full size windows set with plantation shutters and a walk-in wardrobe; a bathroom and a large storage cupboard complete the accommodation.

Outside

Brook House is approached via a sweeping driveway, leading through the park-like communal grounds to the communal parking circle ahead of the house.

The beautiful gardens extend to around 13.7 acres and have been landscaped to provide distinct points of interest, including undulating lawns

set with established flowering shrubs, a paved raised terrace with space for table and chairs, and a lovely series of ponds throughout the grounds. The property has the benefit of a private timber storage shed, and access to communal storage for garden machinery.

To the west of the communal gardens is Brook House Cricket Ground, one of the oldest cricket pitches in Britain.

Agent's Note

2018 service charge: £325 per month.

Situation

Situated in a lovely rural position in Highbrook, a small hamlet on the outskirts of Ardingly, to the north of Lindfield and within good reach of local amenities. The surrounding countryside provides delightful walks; leisure activities include golf, and sailing on Ardingly reservoir by permit.

Ardingly (1.5 miles) and Lindfield (3 miles) provide for day to day needs; comprehensive shopping and entertainment is available at Haywards Heath (5 miles), Crawley (11.5 miles) or Tunbridge Wells (20 miles).

Rail services: Haywards Heath, London Bridge/Victoria from 42 minutes or East Grinstead. Communications: The M25 orbital motorway can be accessed via the A/M23, linking to other motorway networks, Heathrow airport and the coast. Gatwick Airport 13 miles. Schools: There are many highly regarded state and independent schools in the area, including St Peter's CEP School, Cumnor House, Great Walstead, Oathall Community College and Ardingly College.

Directions

From Lindfield take the B2028 north. After about 2.3 miles, turn right onto Burstowhill Lane. Continue forward onto Hammingden Lane; take the next left turn and follow the driveway up to Brook House.

Services

Heating – electric, night storage. Mains water and electricity. Shared private drainage.

Outgoings

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

Tenure

Leasehold plus Share of Freehold.

Energy Performance

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

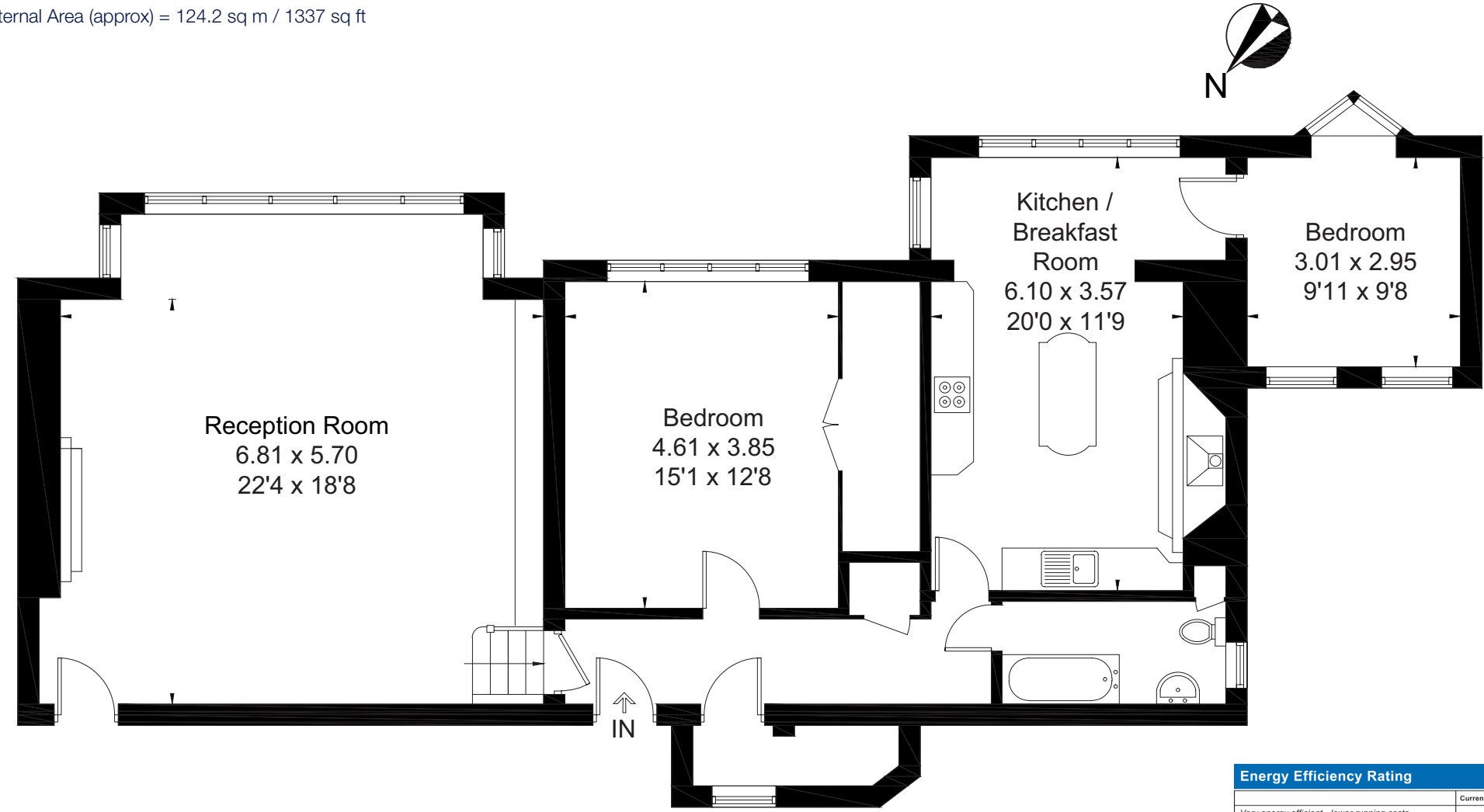
Viewing

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.

FLOORPLANS

Gross Internal Area (approx) = 124.2 sq m / 1337 sq ft



Ground Floor

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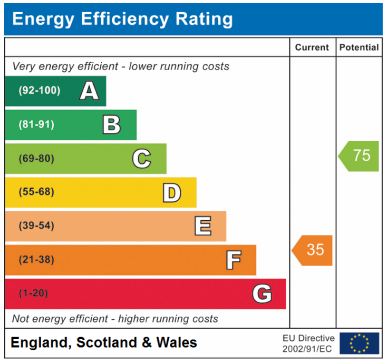

Brochure by floorplanz.co.uk