



Mid-Century Modern

The Ranch, North Common Road, North Chailey, East Sussex BN8 4EB

Freehold



Entrance hall • Sitting room with study area • Kitchen, dining and family room • Utility room • Master bedroom with en suite bathroom • 4 further bedrooms • Bathroom • Shower room • Triple garage • About 1.1 acres • EPC = F

About the property

Sitting centrally in a private partially wooded plot of just over an acre, The Ranch is a single-storey home dating from the 1950s and designed by Leslie Gooday RIBA OBE, a post-war modernist architect whose work has been praised by Pevsner. His notable designs include Grade II listed Richmond Baths, the bathing pools for the 1951 Festival of Britain on London's Southbank, and Longwall (also listed Grade II) in St George's Hill, Surrey.

The distinctive style of the house echoes the design principles of Mid-century modern architecture, externally characterised by elevations of yellow brick and timber cladding, and internally with open plan living spaces and plenty of large picture windows bringing the outdoors in. The floorplans and the accommodation list give a comprehensive overview of the full extent and layout of the property.

The Ranch is approached from North Common Road via a private driveway and large parking area ahead of the triple garage; a pathway leads to the entrance porch and a large paved terrace spanning the front of the property from which there are lovely views to the South Downs. The garden lies to two sides of the house and is predominantly laid to lawn, well-enclosed by fencing

and a large number of mature trees including oak and weeping willow.

Situation

The Ranch is situated in an attractive rural position on and with direct access to Chailey Common Nature Reserve in North Chailey, a rural village with a petrol station and tea shop. Neighbouring South Chailey has a convenience store and post office, a health centre and a pub. Haywards Heath and Lewes provide comprehensive shopping facilities.

Rail: Haywards Heath, 5.5 miles (London Bridge/Victoria from 42 minutes). Gatwick airport 16 miles.

Schools: There is an excellent range of state and independent schools in the area.

Services

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

Outgoings

Lewes District Council, 01273 471600. 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 218.5 sq m / 2352 sq ft
Including Limited Use Area (0.8 sq m / 8 sq ft)

Garage 51.5 sq m / 554 sq ft

Total 270.0 sq m / 2906 sq ft



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Rohan Vines

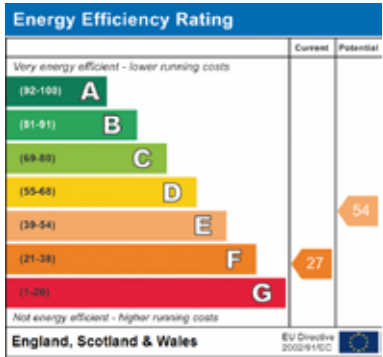
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Ground Floor



For identification only. Not to scale. © JC91027003

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