A superb country estate in a convenient position

CUDWELLS Reception hall, drawing room, sitting room, dining room, kitchen/breakfast/family room, conservatory, cloakroom, Master bedroom with dressing area and en suite bathroom, guest bedroom with dressing room and en suite bathroom, two further bedrooms and bathrooms. Study, sitting room/bathroom, utility room, WC, Double garage, EPC rating E

The Lake House: reception room, kitchen, bathroom, deck, EPC rating E

The Pool House: heated indoor pool, sitting room, kitchen, shower, WC & plant room

Cudwells Cottage: two reception rooms, kitchen/breakfast room, conservatory, utility room, cloak room, four bedrooms, two bathrooms, garden, car port, EPC rating D

All weather tennis court with tennis pavilion

Range of outbuildings offering workshops, machinery/garden storage, secure office, and garaging

Open bay barn with machinery store, hay store

Lake, pond, garden & paddock

About 60 acres in all

CUDWELLS LEWES ROAD • SCAYNES HILL • WEST SUSSEX • RH17 7NA

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Your attention is drawn to the Important Notice on page 13 of the text.
DESCRIPTION

Situated in an elevated position at the head of beautiful park-like grounds, Cudwells is a wonderful country estate, set behind tall beech hedges and accessed via secure electronically operated gates opening to the driveway.

The centrepiece of estate is the principal residence, an impressive house with exposed brick, beam and plasterwork elevations. In 2015 it was extended and renovated, providing generous and luxurious accommodation arranged over three floors.

The house is beautifully presented and finished to a high standard, with polished plasterwork, Crestron sound and lighting systems, and underfloor heating to the entire ground floor and most bathrooms.

The drawing room provides an elegant space for formal entertaining, with graceful bay windows to the north and south and an attractive fireplace set with a gas fire. The dining room is accessed from the reception hall, and is open to the spacious kitchen/family/breakfast room which is the heart of day to day life. Beautifully fitted, and exceptionally well-equipped with a range of high-end integrated appliances, the kitchen has an excellent range of bespoke cabinets complemented by granite surfaces; the comfortable family room has a wood-burning stove and bi-fold doors opening to the south-east facing terrace.

The rear hall leads to a generous conservatory/games room, and a spacious sitting room, which is wired for sound and has an impressive stone-topped media unit.

On the first floor, the spectacular master bedroom has a dressing area, vaulted bedroom with full height window offering views across the gardens and a superbly fitted en suite bathroom. The second bedroom suite has a dressing area, and an en suite bathroom. There are two further bedrooms (one en suite) and a family bathroom situated on the first floor. The second floor is currently configured as a study, a sitting room/bedroom five, utility room and a WC.

Please refer to the floorplans for the full extent and layout of the accommodation.
GARDENS AND GROUNDS
The outside space is a particularly fine feature of the estate. Adjoining the house is a spacious south facing terrace, creating a wonderful space for entertaining al fresco and a place to enjoy the lovely outlook.

The gardens have been landscaped in a classic parkland style, creating a beautiful and dramatic setting for the house with paths winding between the expanses of lawns which are interspersed with mature trees and shrubs. There is a brick and timber summer house, which enjoys views across the pond and water feature, to the east lies the tennis pavilion and all-weather tennis court, partially shaded by coniferous trees and hydrangea beds.

THE LAKE HOUSE
Situated in an elevated position with views across the lake, The Lake House is a single storey timber framed building providing beautifully presented ancillary accommodation, comprising open plan hall, living room with wood-burning stove and kitchen, with a separate shower room. Two pairs of French doors open to the decking, with views across the lake to the gardens and woodland beyond.

THE POOL HOUSE
Lying to the south of Cudwells is the substantial Pool House, which houses the heated swimming pool. There is an open plan sitting room with kitchen facilities, and a changing area fully equipped with shower and WC.

CUDWELLS COTTAGE
Accessed via the secondary drive, Cudwells Cottage is a four bedroom detached house currently used as staff accommodation and briefly comprising two reception rooms, kitchen/breakfast room, conservatory, utility room, cloak room, four bedrooms, two bathrooms, fully enclosed garden and carport.
Cudwells, Scaynes Hill
Gross internal area (approx) 487.5 sq m/ 5247 sq ft
Garage 34.9 sq m/ 375 sq ft
Pool House 252.4 sq m/ 2700 sq ft
Garage Block 205.4 sq m/ 2210 sq ft
Cudwells Cottage 156.0 sq m/ 1679 sq ft
Lake House 89.8 sq m/ 966 sq ft

First floor
- Study / Office
  - 34.9 sq m/ 375 sq ft
  - 6.42 x 5.42
- Larder
  - 15.3 x 14.1
  - 4.65 x 4.52
- Dining room
  - 15.0 x 11.7
- Bedroom
  - 16.1 x 10.4
- Conservatory
  - 5.13 x 3.15
  - 16'9 x 15'2

Second floor
- Bedroom
  - 15.8 x 10.5
- Hall
  - 13.0 x 11.3
- Office
  - 5.1 x 4.3
- Kitchen
  - 15.0 x 10.7
- Bedroom
  - 13.1 x 11.7
- Bedroom
  - 10.9 x 9.1
- Sitting room
  - 4.57 x 3.54

Ground floor
- Reception room
  - 28.6 x 21.0
- Family room
  - 4.24 x 3.31
- Conservatory
  - 7.34 x 4.51
- Bedroom
  - 15.8 x 10.5
- Hall
  - 13.0 x 11.3
- Office
  - 5.1 x 4.3
- Kitchen
  - 7.55 x 5.91
- Bedroom
  - 13.1 x 11.7
- Bedroom
  - 10.9 x 9.1
- Sitting room
  - 4.57 x 3.54

Lake House
Gross internal area (approx) 156.0 sq m/ 1679 sq ft
Garage
- 6.42 x 5.42
- 21'0 x 17'9

Cudwells Cottage
Gross internal area (approx) 89.8 sq m/ 966 sq ft
Garage
- 6.42 x 5.42
- 21'0 x 17'9
There is a gated secondary drive from the Lewes Road which provides access to the estate’s excellent range of outbuildings. At present these are predominantly arranged as secure garaging and workshop space for up to 17 cars, and has the possibility of conversion to other uses subject to all necessary consents. In the main these are equipped with power, heating and dehumidifiers.

There is a double garage adjoining Cudwells, and beyond lies a substantial garage block, comprising workshop, store, gardener’s WC and first floor office with storage.

A large agricultural barn sits at the entrance to the open pasturised land, which stretches to the north of the house. The pastureland is fully enclosed and extends to about 43 acres. In all, the estate extends to about 60 acres.
Cudwells is situated adjoining ancient woodland on the northern outskirts of Scaynes Hill, a small village to the east of Haywards Heath in the heart of Mid Sussex. Scaynes Hill has a primary school, a petrol station with shop attached and two public houses. Haywards Heath has a good range of shops, restaurants and a leisure centre, meeting day to day needs; comprehensive shopping and entertainment is found at Lewes (10.4 miles) and Brighton (15 miles).

Mid Sussex offers a wealth of leisure and cultural activities, including golf at Lindfield and Mid Sussex, walking and riding within the South Downs National Park, and the world renowned opera house at Glyndebourne. Country house hotels and spa include Alexander House, Gravetye Manor, Ashdown Park Hotel and Ockenden Manor. The area offers excellent transport links; Haywards Heath mainline rail station is just three miles distant and offers regular services to London Bridge/Victoria/St Pancras International, journey times from 42 minutes. The A272 westbound joins with the A23/M23, giving access to Gatwick airport (16 miles), the M25 and central London. There are many highly regarded state and private schools in the local area, including Great Walstead, Cumnor House, Ardingly College, Hurst and Burgess Hill Girls.

SERVICES
Mains gas fired central heating. Mains water and electricity, private drainage.

OUTGOINGS
Mid Sussex District Council, 01444 458166. Cudwells tax band H(i), Cudwells Cottage tax band E.

TENURE
Freehold

ENERGY PERFORMANCE
Copies of the full Energy Performance Certificates are available on request.

AGENT’S NOTE
The chandelier in the master bedroom is not included in the sale but may be available by separate negotiation.

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.

DIRECTIONS
From Haywards Heath take the A272 east, and continue past the junction with Bedales Hill B2111, signposted Lindfield. The entrance to Cudwells is on the left, just over the crest of the hill, indicated by white marker stones.

SERVICES
Mains gas, fired central heating. Mains water and electricity, private drainage.

OUTGOINGS
Mid Sussex District Council, 01444 458166. Cudwells tax band H(i), Cudwells Cottage tax band E.

TENURE
Freehold