



Handsome Edwardian family home with annexe

St. Wilfrid's, Ferndale Road, Burgess Hill, West Sussex, RH15 0HG

Freehold





Entrance hall • Sitting room • Dining room • Study • Orangery • Kitchen • Utility room • Cloakroom • Master bedroom with en suite shower room • 3 further bedrooms • Family bathroom • Separate WC • Attached annexe comprising sitting & dining room, kitchen, 2 bedrooms and shower room • Detached garage with store room over • Front & rear gardens • About 0.6 of an acre • EPC ratings D

About this property

Believed to date from 1904, St. Wilfrid's is understood to have originally been the Priest's house for its namesake Church in Haywards Heath. Bought by the current owners nearly 40 years ago, this handsome yet comfortable house is an excellent family home and is very well presented throughout, with modern additions complementing its Edwardian character including an elegant orangery overlooking the garden and a generous single storey annexe adjoining the northern side of the house.

There are three formal reception rooms on the ground floor of the main house: a sitting room overlooking the garden, featuring a stone open fireplace, a spacious dining room also with stone fireplace with coal-effect gas fire, and a large study with square bay window and granite coal-effect gas fire. The kitchen is fitted with a range of cream units and display cupboards, with granite worktops, a Rangemaster oven and further integrated appliances; the attractive period-style orangery, a useful utility/boot room and a cloakroom off the large entrance hall complete the ground floor accommodation in the main house.

There are four good-sized bedrooms, a family bathroom and a separate WC on the first floor

lying off a split-level part-galleried landing, including the master bedroom which has an en suite shower room.

Annexe

Known as St. Wilfrid's Cottage, the annexe was built in 1983/4 and renovated in 2012. It offers well-presented and spacious ancillary accommodation to the house, which can be completely self-contained and is ideal for family or guests.

Outside

St. Wilfrid's gardens are of particular note, extending to over half an acre and being private and well established. The house is accessed from Ferndale Road via a long driveway (resurfaced 2019) which opens to a parking area ahead of the house and annexe. Set back to the side of the house is a detached two-storey former stable building, offering a garage/workshop and a hay loft storage room over.

French doors open from the orangery to a large paved terrace adjoining the rear of the house, with ample space for a table and chairs and a decorative iron water feature. From here, an expanse of level lawn extends away from the house to the south east, edged by shrub borders and fencing. To the far southern end of the garden are a number of handsome oak trees; there is a



further section of lightly wooded garden extending away to the west.

In all, about 0.62 of an acre.

Agent's Note

The shelving in the study, wardrobes in the master bedroom and linen cupboard on the landing are not included in the sale but may be available by separate negotiation.

Local Information

St. Wilfrid's is located in a Conservation Area in one of Burgess Hill's most sought-after roads on the favoured south side of town, within easy reach of the station and girls' school whilst being close to the open countryside of Ditching Common and the South Downs National Park.

The centre of Burgess Hill is just over one mile distant providing a good range of shops including a Waitrose; the town's mainline station is within just half a mile and has a regular service to London Bridge/Victoria from 51 minutes. Gatwick airport: 20 miles.

The City of Brighton and Hove is on the south coast within 10 miles and is known for being one of the most vibrant cities in Europe, with a fantastic mix of shopping, famed nightlife, award winning restaurants, theatre culture, festivals and events.

There are many highly regarded state and independent schools in the area including Cumnor House and Great Walstead Prep Schools, Burgess Hill Girls, Hurst,

Brighton College, Lewes Old Grammar School and Ardingly College.

Directions from Haywards Heath

From the A272 take the B2112 south through Wivelsfield towards Ditchling. At the roundabout take the third exit onto Folders Lane; at the end of Folders Lane turn right at the mini-roundabout into Keymer Road. Ferndale Road is the first road on the right hand side, and St. Wilfrid's can be found on the right hand side.

Services

Both the house and annexe have separate gas fired central heating. All mains services.

Outgoings

Mid Sussex District Council, 01444 458166. House tax band G; annexe tax band A.

Energy Performance

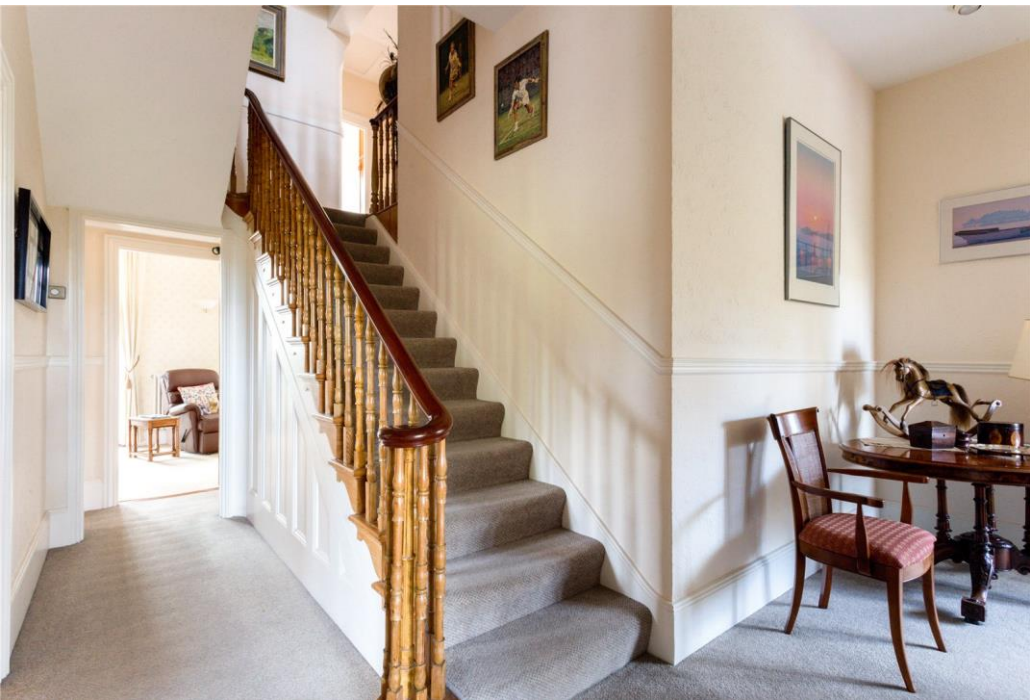
Copies of the full energy performance certificates are available on request.

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.





Annexe sitting & dining room



Annexe



St. Wilfrid's, Ferndale Road, Burgess Hill, West Sussex, RH15 0HG
Gross Internal Area 2891 sq ft / 268.6 sq m
Annexe 748 sq ft / 69.5 sq m
Garage 565 sq ft / 52.5 sq m
Total 4204 sq ft / 390.6 sq m


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Approximate Area Main House = 268.6 sq m / 2891 sq ft
Annexe = 69.5 sq m / 748 sq ft
Garage = 52.5 sq m / 565 sq ft
Total = 390.6 sq m / 4204 sq ft
Including Limited Use Area (6.7 sq m / 72 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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St. Wilfrid's

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	64	82
(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
		

St. Wilfrid's Cottage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	66	84
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		
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EU Directive 2002/91/EC		

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