



## Superbly appointed 1920s detached home with annexe

**Beech House, Haywards Heath Road, North Chailey, Lewes, East Sussex, BN8 4DT**

Freehold







Entrance hall • Sitting room • Family/cinema room • Dining room • Kitchen • Utility room • Cloakroom • Master bedroom with bathroom, dressing room and rooftop terrace • 3 further bedrooms • Family bathroom • Front & rear gardens • Detached 2 bedroom annexe • Detached gym with kitchenette and WC • About 0.4 of an acre • EPC ratings D and C

### About this property

Understood to date from 1928, Beech House is an excellent family home located in a semi-rural setting with countryside views to the east, yet only five miles from the commuter town of Haywards Heath. The property has recently been the subject of extension and comprehensive refurbishment by the current owners, resulting in a superbly appointed and beautifully presented family home, offering bright, spacious and adaptable accommodation over two floors; the layout on the ground floor being particularly well thought-out with an excellent flow between the main living spaces. Features of note include a number of dual aspect rooms, a bespoke solid wood kitchen, stylish modern bathroom suites, either solid wood or tiled floors to the ground floor, attractive plantation shutters to the majority of the windows, and a Control4 smart home system.

There are three formal reception rooms, including a cosy dual aspect sitting room with original art deco style marble fireplace, a large family/cinema room, and a part-panelled dining room with bespoke fitted bar and bi-fold doors opening to the terrace and garden. Also with bi-fold doors to the terrace, the beautiful kitchen and breakfast room is fitted with a range of bespoke solid wood

cabinetry, with an island, marble worktops, space for a range and a number of integrated appliances, and an adjoining utility room and cloakroom.

There are four bedrooms on the first floor including an impressive master suite comprising a bedroom with French doors opening to a large decked rooftop terrace, a dressing room with a range of fitted wardrobes, and a luxury bathroom with suite including a freestanding Victoria + Albert bath and separate shower. The remaining three bedrooms are served by a family bathroom with period-style fittings and an en suite shower room to bedroom two.

### Beech House Annexe

Tucked behind Beech House, overlooking its garden and with its own private decked terrace, the Annexe is a detached single storey property offering well-presented accommodation including a small entrance hall, sitting room, fitted kitchen, two bedrooms and a shower room.

### Outside

Beech House is approached from Haywards Heath Road via tall iron gates, which open to a generous gravelled parking area to the front of the house. There is gated access around both sides of the house to the rear garden, where a large paved terrace adjoins the





rear of house and steps rise to an expanse of lawn well enclosed by fencing and flower and shrub borders. In the south-eastern corner of the garden, beyond the annexe, is a detached outbuilding with kitchenette and WC currently used as a gym; behind which is a screened children's play area and chicken run. A number of timber sheds, some with power laid on, offer useful garden storage. In all, about 0.4 of an acre.

#### Agent's Note

The Aga and some of the light fittings are specifically excluded from the sale but may be available by separate negotiation. Please refer to the agents for further information.

#### Local Information

Beech House is located 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 public house. Newick is two miles to the east, a larger village with a number of amenities providing for day to day needs.

Haywards Heath (five miles) and Lewes (eight miles) provide comprehensive shopping facilities. Sussex offers excellent leisure and sporting facilities, with many opportunities for golf, walking (in particular along the South Downs Way) and equestrian pursuits locally, including regular meets at Plumpton Racecourse. There is a thriving cultural scene in Sussex, with world-class opera at Glyndebourne and the annual Brighton Festival presenting a huge programme of theatre,

dance, classical music and literary events.

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 including Chailey St Peters Primary School, Chailey Secondary School, Cumnor House School in Danehill, Great Walstead, Ardingly and Hurstpierpoint Colleges, Lewes Old Grammar School and Burgess Hill Girls.

#### Services

Oil fired central heating in the house and annexe; electric storage heaters in the gym. Mains electricity and water. Private drainage.

#### Outgoings

Lewes District Council, 01273 471600. 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.







**Beech House, Haywards Heath Road, North Chailey, Lewes, East Sussex, BN8 4DT**

**Gross Internal Area** 2836 sq ft / 263.5 sq m

**Annexe** 601 sq ft / 55.9 sq m

**Gym** 636 sq ft / 59.1 sq m

**Outbuildings** 111 sq ft / 10.4 sq ft

**TOTAL** 4184 sq ft / 388.9 sq m



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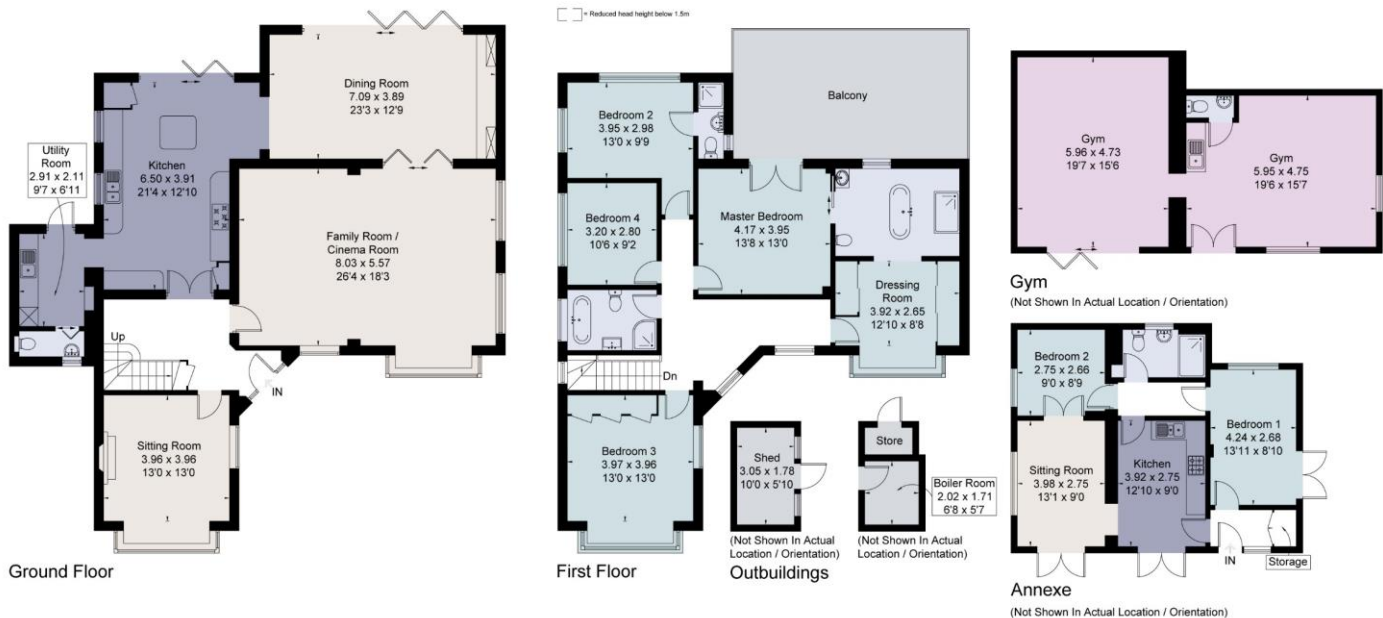
**Rohan Vines**

Haywards Heath

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Approximate Area = 263.5 sq m / 2836 sq ft  
Annexe = 55.9 sq m / 601 sq ft  
Gym = 59.1 sq m / 636 sq ft  
Outbuildings = 10.4 sq m / 111 sq ft  
Total = 388.9 sq m / 4184 sq ft  
Including Limited Use Area (3.8 sq m / 41 sq ft)  
For identification only. Not to scale.  
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**Beech House**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Beech House Annexe**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C	72	
(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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