



Elegant period home in an outstanding location

Swithewood, Danehill Lane, Horsted Keynes, West Sussex RH17 7BP

Freehold



• Entrance hall • 3 reception rooms • kitchen & breakfast room • various utility rooms • 2 cloakrooms • 7 bedrooms • 3 bathrooms • EPC rating TBC • detached 3 bedroom cottage, EPC rating E • garaging • stables • farm buildings • tennis court • about 16.3 acres in all

About the property

Believed to date from the turn of the twentieth century, Swithewood is an elegant country house occupying a private position on the semi-rural outskirts of Horsted Keynes. Although now in need of updating, the house has an understated grandeur and is clearly a much-loved and comfortable family home, having been in the same ownership for over 40 years. Arranged over two floors and extending to an impressive 3,829 square feet, the accommodation is spacious and has a pleasing layout, with three formal reception rooms lying off a generous entrance hall in the western wing of the house, all with bay windows overlooking surrounding gardens and grounds. The main living areas are served by a kitchen and adjoining breakfast room, and a number of traditional utility rooms including a larder, pantry and large boiler room.

There are seven bedrooms arranged over the first floor, together with three bathrooms and a separate WC. The two principal bedrooms share a 'Jack and Jill' bathroom and have lovely far-reaching views to the South Downs.

Swithewood Cottage

The detached three bedroom cottage offers excellent ancillary accommodation to

the main house. It has been regularly let on an AST, currently achieving a rental of £1,300 pcm.

Outbuildings, Gardens and Grounds

Swithewood is approached via a gated in and out driveway, which leads to a parking area ahead of the property. The driveway continues along the side of the house, past the cottage, to a further area of parking and hardstanding around which are sited the various outbuildings, including stables, a dilapidated timber chicken shed and a variety of large steel-framed barns with adjoining garaging.

The gardens and grounds lie predominantly to the south and west of the house and are largely laid to lawn, dotted with trees and mature shrubs and with a small orchard area and a paved secret garden with raised ornamental pond. The tennis court, which is in need of some repair, lies to the north west of the house.

Two attractive fenced fields of about 3.5 and 8 acres, one with water laid on, extend away from the house to the west and south with gated access from the garden and yard respectively; a band of woodland extends away to the south east. Please refer to the site plan.

In all, about 16.3 acres.



Situation

Swithewood occupies a secluded position within unspoilt countryside, set back from the road and just east of the sought-after village of Horsted Keynes, a delightful old village popular for its picturesque village green, many interesting historic buildings, and its convenient proximity to Haywards Heath's railway station. Local amenities include a village hall, a village shop, a primary school and two public houses. Comprehensive shopping is available at Haywards Heath (5 miles), Tunbridge Wells (17 miles) or Brighton (21 miles). There are many leisure activities available in the area including riding on Ashdown Forest, for which a permit is required, sailing at Ardingly and golf across the county.

There is a vibrant cultural and arts scene in Sussex, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Transport links: Haywards Heath mainline station is only 5.5 miles distant from which there are frequent rail services to London Bridge/Victoria from 42 minutes. The A23 lies to the east, Gatwick airport 17 miles; to the west the A22 links to the M25, J6 17.7 miles.

Schools: There are many highly regarded schools in the area, both state and private, including St. Giles primary school in the village, Cumnor House in Danehill, Great Walstead near Lindfield and Ardingly College.



Directions

Heading north from Lindfield on the B2028, take the second right into Stonecross Lane and then turn left into Keysford Lane. Proceed straight ahead into Station Road, pass through the village green and around a sharp left hand bend, then take the next right hand turning into Danehill Lane. Swithewood can be found after about 0.8 of a mile on the right.

Services

Swithewood: oil fired central heating. Swithewood Cottage: solid-fuel Rayburn and electric storage heaters. Both properties have mains water and electricity, and share private drainage.

Outgoings

Mid Sussex District Council, 01444 458166. Swithewood tax band G; Cottage tax band E.

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.



Not to scale. For identification purposes only.



Swithewood, Danehill Lane, Horsted Keynes
Gross internal area (approx) 355.8 sq m/3829 sq ft
Cottage 88.7 sq m/954 sq ft
Total 444.5 sq m/4783 sq ft

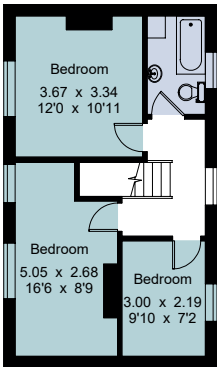


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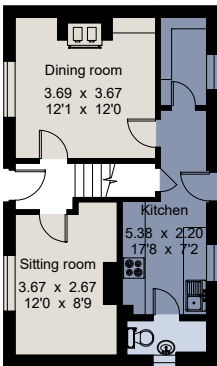
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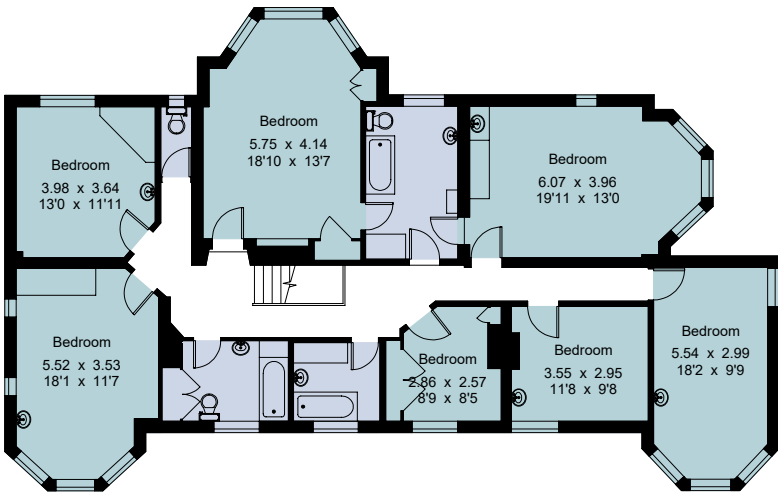
Cottage 88.7 sq m/ 954 sq ft



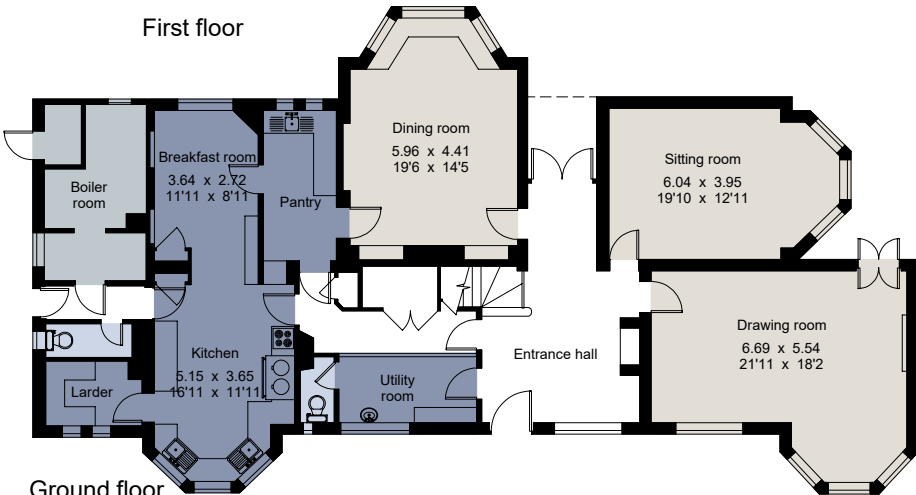
First floor



Ground floor

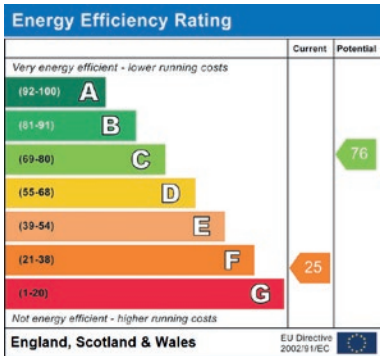


First floor

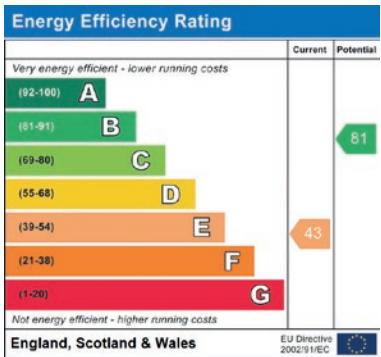


Ground floor

Swithewood



Swithewood Cottage



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