Handsome Victorian wing with spectacular views

Richard Bertram House, Lewes Road, Danehill, Haywards Heath RH17 7HD

Freehold

Entrance porch and hall • Sitting room • Playroom
• Kitchen/dining room open to family room • Utility room
• Kitchenette • Cloakroom • Self-contained lower ground floor bedroom and bathroom • 4 further bedrooms • 3 further bath/shower rooms • Private driveway and parking • Garden
• About 0.4 of an acre • EPC rating F

About this property
Understood to date from the mid-1800s, Richard Bertram House forms the major part of a handsome Victorian house, situated in an elevated position with spectacular south easterly views towards Sheffield Forest. The spacious accommodation is arranged over four floors, offering versatile layout and a wealth of classic period features typical of Victorian architecture, including high ceilings, well-proportioned rooms, both working and feature fireplaces, large sash windows and some attractive stained glass. The floor plans give a comprehensive overview of the full extent of the property, which extends to 3,371 square feet.

An impressive, solid wood front door opens to a vaulted entrance porch and hall on the ground floor. Lying off the hall are two formal reception rooms, the sitting room and playroom, both with elegant bays and sash windows with original shutters framing the wonderful views. The playroom has a feature fireplace; the sitting room has a working fireplace with raised cast iron basket. Also on the ground floor is a small kitchenette (currently used as a craft room) and a cloakroom.

Steps descend from the sitting room to the lower ground floor, and to a small lobby, bedroom and en suite bathroom which has good potential for use as a self-contained suite. Beyond here is a family room with a cast iron feature fireplace, in turn opening to a wonderful, part vaulted kitchen and dining room. The kitchen is fitted with a good range of shaker-style cabinets, with solid wood worktops and a large central island and has large square picture windows overlooking the garden; it is served by a utility room with space for laundry appliances. A shower room completes the lower ground floor.

Four bedrooms are arranged over the upper two floors, together with a family bathroom with suite including a free-standing, roll-top bath, and a further shower room.

Outside
Richard Bertram House is accessed from Lewes Road via a gravelled ‘in and out’ driveway and parking area. A gate opens from the driveway to the garden which lies to the south east, sloping gently down away from the house, enhancing the views beyond. It is mainly laid to lawn, dotted with spring bulbs, with a raised terrace and seating area adjoining the house and a greenhouse to the lower level.

Local Information
Richard Bertram House is situated in the popular village of Danehill, within an Area of Outstanding Natural Beauty and on the edge of the Ashdown Forest.

Comprehensive shopping: Haywards Heath seven miles, East Grinstead nine miles and Lewes 12 miles, Tunbridge Wells and Brighton are within 20 miles.

Sussex offers a superb range of sporting and leisure opportunities with golf at Royal Ashdown, Haywards Heath and Piltdown, and many other courses across the county. There is racing at Goodwood, Lingfield and Plumpton, and sailing at Ardingly and the coast. There are many footpaths and bridle paths across the South Downs and surrounding countryside, as well as riding on Ashdown Forest by permit.

Spa and country house hotels include Ashdown Park, Alexander House, Gravetye Manor and Ockenden Manor. The County town of Lewes and the City of Brighton and Hove offer theatres, cinemas, shopping and restaurants, and there is the world renowned Opera House at Glyndebourne.

Mainline Rail Service: Haywards Heath (London Bridge/Victoria/St. Pancras International, journey time from 42 minutes). Gatwick airport 17 miles. There is an excellent range of highly-regarded schools in the area, including Danehill primary school, Chailey Secondary, Cumnor House, Great Walstead, Brambletye, Handcross Park, Burgess Hill Girls, Ardingly College, Hurstpierpoint College, Brighton College, Michael Hall School, and Worth School.

Agent's Notes
The neighbouring properties, North Wing and The Mews, have a right of access over the driveway belonging to Richard Bertram House.

A plot with planning permission for a 4 bedroom detached house lies immediately to the south of the garden and is available separately.

Services
LPG fired central heating. Mains water and electricity. Shared private drainage.

Outgoings
Wealden District Council, 01892 653311. Tax band G.

Energy Performance
A copy of the full energy performance certificate is available on request.

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.

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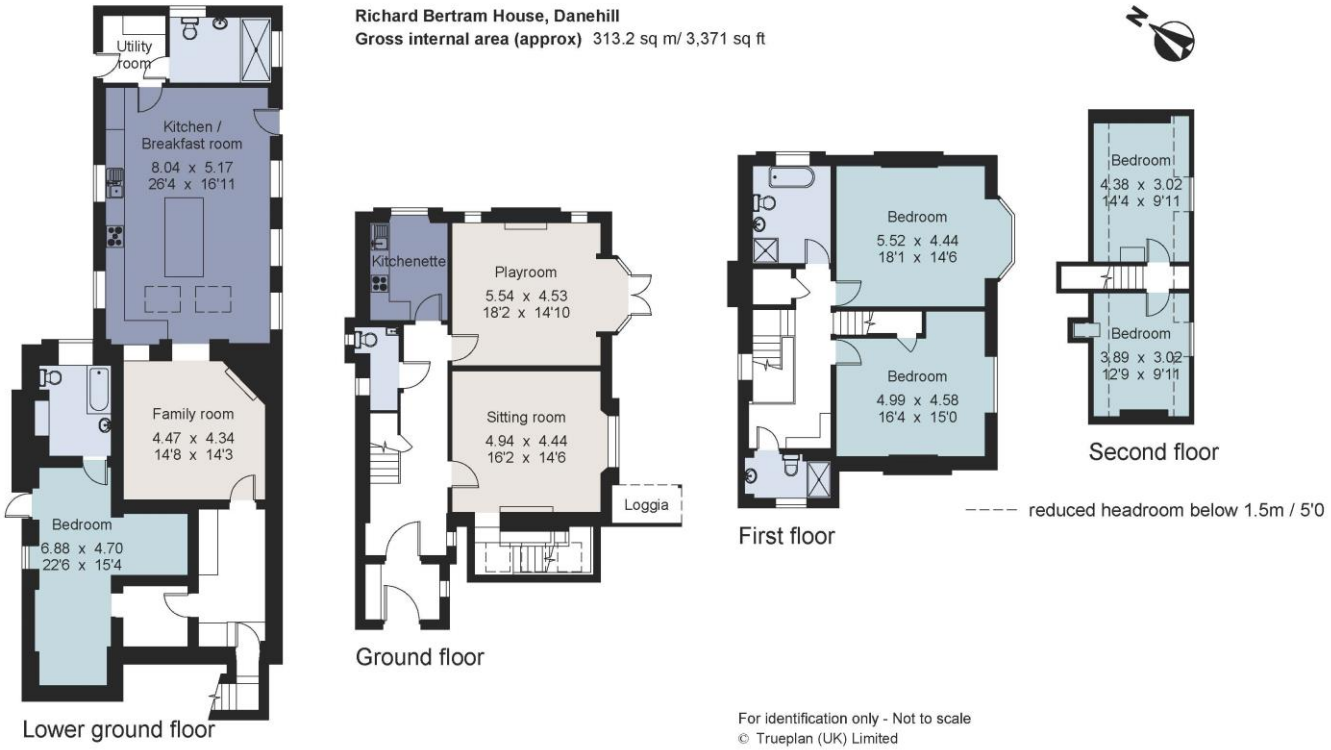

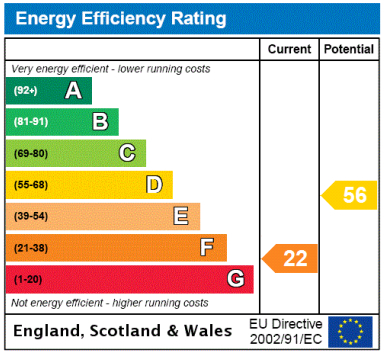

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