



Elegant and beautifully presented duplex apartment in an historic Grade I listed country house

Apartment 1, Sheffield Park House, Sheffield Park, Uckfield, East Sussex TN22 3QZ

Guide £1,500,000 Share of Freehold



Communal reception hall • Private entrance hall • Drawing room • Dining room • Kitchen and breakfast room • Laundry and utility area • Ground floor principal bedroom with en suite bathroom • Two walk-in wardrobes • Two further bedrooms (one en suite) • Third/family bathroom • Substantial private terrace • Large cellar • Three loft spaces • Garage and parking space • Communal gardens and grounds with tennis courts • EPC exempt

History

Apartment 1 Sheffield Park House forms a substantial portion of one of Sussex's foremost and historic Country Houses.

The rich and varied history of the Sheffield Park Estate can be traced prior to 1066, when it was owned by Edwin of Wessex, father to King Harold. Following Harold's defeat by William the Conqueror, the Estate was given to Robert, Count of Mortain, Earl of Cornwall and William's brother-in-law, and is recorded in the Domesday Booke as "Sifelle".

In the late 1700s, when the estate was acquired by the 1st Earl of Sheffield, James Wyatt remodelled the house in the fashionable Gothic style. In later years, Capability Brown was commissioned to landscape the gardens.

The Estate was split up in 1953 and the House was converted into apartments in the 1980s. Today Sheffield Park House, which is Grade I listed, remains in private ownership, with just twelve apartments in the main house.

About the property

1 Sheffield Park House runs the full length of the eastern side of this handsome country house and is situated mainly on the ground floor. It includes what would have been two of the principal

reception rooms (formerly the Crystal Room and the Winter Drawing Room) of the original property. The Orangery was added in the Edwardian period and was converted in the 1980's, into the kitchen with the two bedrooms and bathrooms upstairs.

The apartment extends to an impressive 3,476 square feet, with many stunning and carefully preserved period features including soaring ceilings, shuttered sash windows (a number full height), and intricately patterned plasterwork with detail picked out in gold leaf.

The entrance hall opens to the drawing room, an exceptionally elegant room featuring a handsome black marble fireplace and hearth, a full height curved bay set with classical columns and French doors with steps leading down to the south-east facing terrace which spans the width of the property (approximately 100ft). Leading from the drawing room is the principal bedroom suite, a wonderful oval room, once known as the Saloon, with arched alcoves set into the walls, a walk-in wardrobe and a large, travertine tiled en suite bathroom.

Also lying off the drawing room is an additional storeroom, offering invaluable storage space and





allowing access to one of the three loft spaces. The other two loft spaces are over the entrance hall.

The magnificent dining room has three-quarter height sash windows framing the views over the lawns. The room is surrounded by a frieze depicting recumbent lions and sphinxes picked out in gold. There is a large white marble fireplace and hearth (installed in Wyatt's time) and arched alcoves fitted with bookshelves.

Huge, glazed double doors open to the galleried staircase hall providing access to the bedrooms and bathrooms and from which, steps lead down to the large, bright and light-filled kitchen/breakfast room and utility area. The kitchen is superbly appointed with a comprehensive range of cream, shaker-style cabinetry and a central island and sink, granite worktops, double Belfast sink, an electric induction Rangemaster, a large shelved larder cupboard, further integrated appliances including wine cooler, microwave and two dishwashers. Adjoining the kitchen is the laundry and utility area which contains storage cupboards and a door opening to the gardens.

Bedrooms two and three are on the first floor, both beautifully presented and benefitting from views to the south across the grounds to the lakes of Sheffield Park. Bedroom two has an en suite bathroom; bedroom three is served by the third/family bathroom.

Please refer to the floorplans for the full extent and layout of the accommodation.

Outside

Sheffield Park House is part of a secure gated community in an exceptional setting. In addition to the expansive, private south-east facing terrace which spans the width of the property, there are communal grounds extending to about 39 acres, including tennis courts, shared gardens and parkland, where deer can be seen grazing.

The House is adjacent to the beautiful Sheffield Park & Garden, created by Capability Brown and now a National Trust (NT) property; Apartment 1 has some outstanding views over its private terrace and communal gardens to the lakes and the grounds beyond, and has the benefit of a gate providing access to the NT Gardens reserved for the use of House residents.

The property benefits from a single garage (en bloc) with electronically operated door, an allocated parking space, and the large secure medieval cellar housing the property's boilers and offering excellent additional storage space.





Tenure - Share of Freehold

The twelve properties in the House are held on 999 year leases from 1 January 1989. To facilitate the upkeep and management of the buildings and communal areas, the Freehold interest is vested in a holding company ('Sheffield Park Management Limited') of which the apartment owners are shareholders.

The normal service and maintenance charge is approximately £13,000 per year. However, in 2021 and 2022, there have been additional one-off charges associated with the installation of a new fire alarm system and minor building works which raised the annual charge temporarily.

Agent's Note

The bedroom curtains, the pair of chandeliers in the dining room, the large dining room china cupboard, and two stone garden benches are excluded from the sale; the chandeliers and china cupboard may be available by separate negotiation.

Local Information

Sheffield Park House is situated in the heart of Sussex, close to Ashdown Forest and adjacent to Sheffield Park & Garden, created by Capability Brown and now a National Trust property.

The picturesque village of Fletching lies two miles to the east, home to the award-winning Griffin pub and providing for day to day needs.

Outdoor pursuits include golf and walking; there is a superb cultural

scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Comprehensive shopping and leisure facilities are available at Haywards Heath (6.6 miles), Lewes (10 miles) and Tunbridge Wells (18 miles).

Mainline rail services: Haywards Heath, London Bridge/Victoria from 42 minutes.
Gatwick airport 18 miles.

Schools: There are number of highly regarded state and independent schools in the area, including Fletching and Danehill primary schools, Cumnor House in Danehill, Great Walstead near Lindfield, Ardingly College and Michael Hall (Rudolph Steiner) in Forest Row.

Directions

From the A272 south, at North Chailey take the A275 north for about 2.5 miles; pass the turning leading to Sheffield Park & Gardens and take the second right through the pillars, signposted Sheffield Park House.

Services

Electric central heating; mains water and electricity; private drainage.

Outgoings

Wealden District Council, 01892 653311. Tax band G.

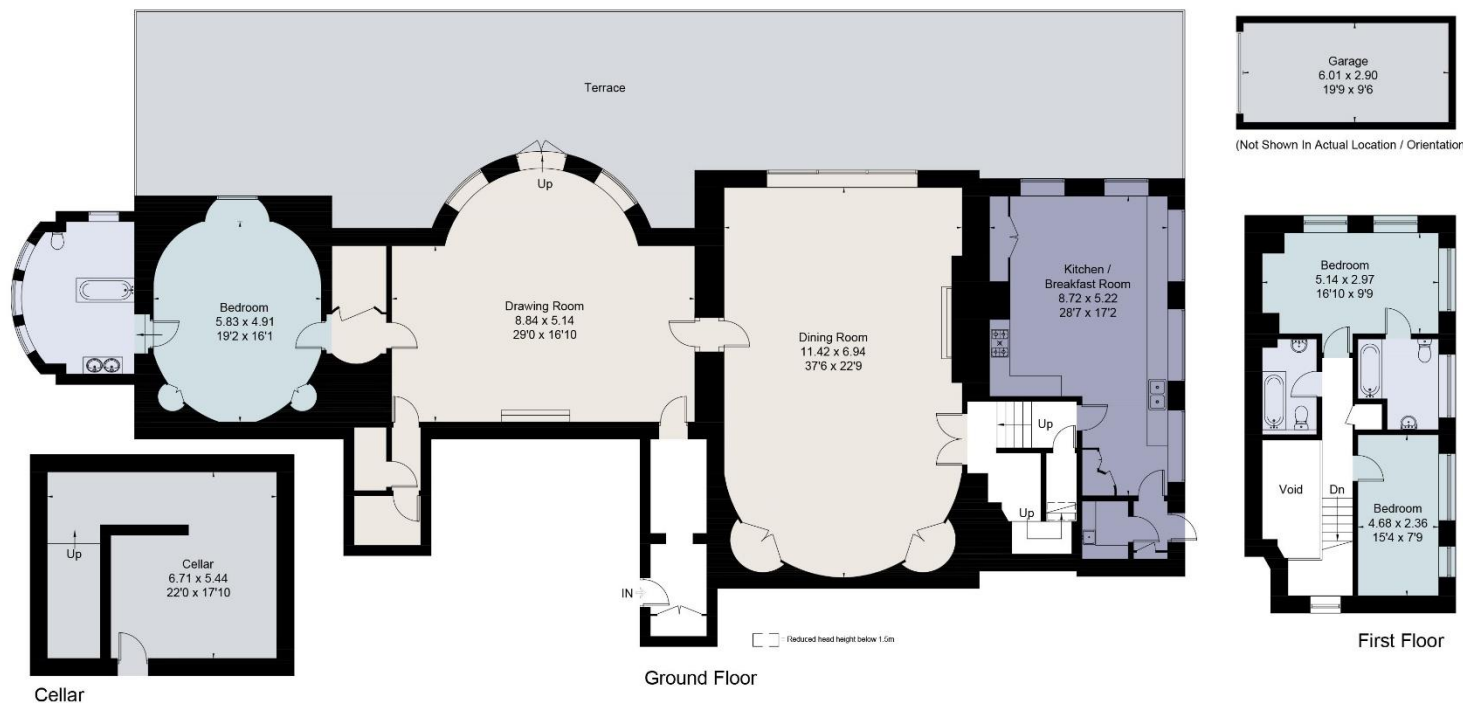
Viewing

Strictly by appointment with Savills Haywards Heath on 01444 446000.





Approximate Area = 322.9 sq m / 3476 sq ft (Excluding Void)
Cellar = 36.5 sq m / 392 sq ft
Including Limited Use Area (5.4 sq m / 58 sq ft)
Garage = 17.4 sq m / 187 sq ft
Total = 386.8 sq m / 4163 sq ft
For identification only. Not to scale.
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