



## Individually designed detached house in a semi-rural village

**Woodside, Tanyard Lane, Chelwood Gate, Haywards Heath RH17 7LY**

Guide £900,000 Freehold

**savills**







Entrance hall • Sitting and dining room • Kitchen and breakfast room • Study / bedroom 4 • Ground floor wet room • Main bedroom with balcony and en suite wet room • 2 further bedrooms (1 en suite) • Family bathroom • Integral double garage • Terrace and landscaped rear garden • Greenhouse and timber summer house • EPC rating B

#### About this property

Built in 2003, Woodside is an attractive and individually designed timber-framed detached home situated in a sought-after semi-rural lane in the village of Chelwood Gate. Swedish in design, Scandinavian style is echoed through the house with external elevations of part timber-clad sandstone, an attractive muted colour palette, and warm wooden flooring throughout the majority of the rooms; an abundance of glass and some vaulted ceilings give a feeling of space and allow lots of natural light.

The accommodation extends to over 2,000 square feet and is arranged over two floors, with some lovely views from the rear of the house over rural Chelwood Gate towards Birch Grove. The front door opens to an elegant vaulted entrance hall with the staircase rising to the first floor; a glazed door opens to the kitchen and breakfast room, which has bi-fold doors opening to the decked terrace, and space for a breakfast table and sofa. The kitchen is fitted with a range of painted wooden units, with Corian worktops and integrated appliances including a Smeg oven, five-ring gas hob and Neff dishwasher; there is space and plumbing for a larder-style fridge/freezer and a deep utility

cupboard with space for laundry appliances.

The large, split level sitting and dining room is an excellent space; dual aspect with two sets of bi-fold doors opening to the garden, ample space for a large dining table and a comfortable seating area with a modern Morso woodburner set on a granite hearth.

A study (which could be used as a fourth bedroom) and a wet room complete the ground floor.

There are three generous bedrooms on the first floor, all with ample built in storage, including a wonderful vaulted principal suite with French doors opening to a private balcony, and an en suite wet room. Bedroom two also has an en suite shower room and bedroom three is served by the family bathroom.

#### Outside

Woodside is accessed from Tanyard Lane via an electronically operated five-bar gate, which opens to a block-paved driveway ahead of the house and adjoining double garage; there is gated access to the side of the house leading to a useful outside storage area with various storage sheds.





The rear garden is terraced, allowing some lovely far-reaching views over the countryside beyond. A large part decked/part artificial grass terrace adjoins the rear of the house, providing a number of spots for dining alfresco, with an outside fireplace and sunken hot tub. A path descends to a well-stocked flower and shrub garden, providing an ideal habitat for insects and bees, beyond here is a timber summer house with power, and a greenhouse.

#### Local Information

Woodside is situated in the East Sussex village of Chelwood Gate, in an Area of Outstanding Natural Beauty close to Ashdown Forest. Ashdown Forest has national protection due to its wildlife, and extends to over 6,500 acres offering miles of outstanding walks and bridle trails on the doorstep. Chelwood Gate and the neighbouring village of Danehill have popular public houses; for day to day shopping needs the larger village of Forest Row is within 4 miles.

Comprehensive Shopping: Haywards Heath, East Grinstead, Tunbridge Wells and Brighton.

Mainline Rail Service: Haywards Heath 7.8 miles (London Bridge/Victoria from 42 minutes) and East Grinstead 7.7 miles (London Bridge/Victoria from 56 minutes).

Schools: There is a good selection of schools in the area, both state and independent, including Danehill C of E Primary School, Chailey Secondary School, Cumnor House (only 1.9

miles), Brambletye, Great Walstead, Michael Hall School (Rudolph Steiner) and Ardingly College.

Communications: Gatwick airport and the M25 orbital motorway can be accessed via both the A22 and the A23, linking to other motorway networks, Heathrow airport and the coast.

#### Directions

At Wych Cross, the junction of the A22 and A275, head south on the A275 (Lewes Road) and turn left just after The Red Lion public house into Beaconsfield Road. Turn right into Stone Quarry Road (opposite the bus shelter), and turn left at the fork into Tanyard Lane. Woodside is the seventh house on the right hand side.

#### Services

LPG fired under floor central heating to the ground floor (including the garage); electric underfloor heating to the first floor. Mains electricity, water and drainage. Solar panels generate electricity which feeds back to the grid, and also heat the hot water.

#### 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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Approximate Area = 193.4 sq m / 2082 sq ft  
Garage = 24.4 sq m / 263 sq ft  
External Cupboard = 0.4 sq m / 4 sq ft  
Total = 218.2 sq m / 2349 sq ft  
Including Limited Use Area (2.9 sq m / 31 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	83	85
EU Directive 2002/91/EC 		

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