



Superbly presented and imposing Victorian mansion

Woodknoll House, Knoll Place, Gravelly Lane, Lindfield, West Sussex, RH16 2SW

Guide £1,500,000 Freehold

savills

Vestibule • Reception hall • Two further reception rooms
 • Open plan kitchen/dining room • Study/playroom • Boot room
 • Utility room • Cloakroom • Principal bedroom suite with dressing room and shower room • Four further bedrooms
 • Bathroom • WC • Cellar • Gym • Garage • Off street parking
 • Garden • About 0.48 of an acre • EPC rating D

About this property

Believed to date from around 1860, Woodknoll House is a fine detached Victorian mansion house, with classic red brick elevations under a tiled and gabled roof. The property has been beautifully renovated and offers stylish accommodation with a wealth of superb details including high ceilings with decorative plasterwork, bay windows with plantation shutters, stripped wooden flooring through most of the house and graceful feature fireplaces.

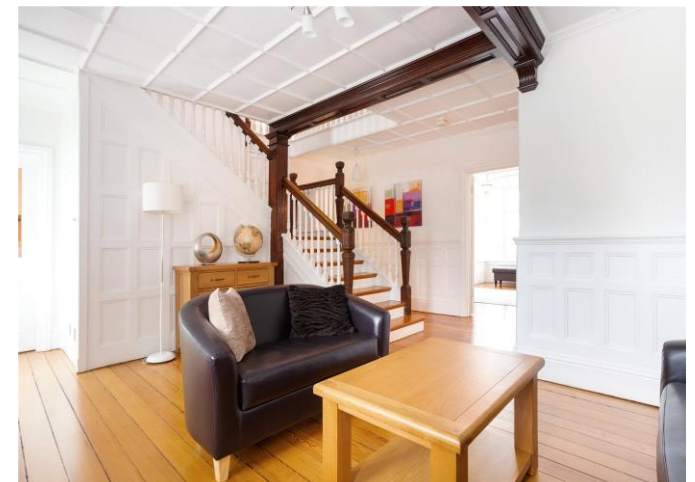
The accommodation is arranged over two floors, plus a cellar. The floor plans give an excellent overview and should be used as a reference for the full extent of the layout. The house offers a pleasing layout which is ideally suited to modern family life, with two spacious reception rooms (currently used as a sitting room and a separate TV/family room) complemented by a reception hall, a study/playroom and a boot room with adjoining cloakroom.

Worthy of particular note is the kitchen, which is very well-equipped with painted bespoke wood cabinets, white surfaces, a central island with breakfast bar and a six ring gas fired range cooker, and is served by the utility room which has space for the usual appliances as well as offering plenty of storage. The

kitchen is open to the dining room, which has fitted seating and doors to the terrace. The terrace offers a wonderful outlook across the garden and features a pergola fitted with lights and heaters, creating a fantastic space for entertaining.

The main staircase leads up to the galleried landing, and the principal bedroom suite. This comprises a bedroom, a dressing room with an excellent range of fitted wardrobes, and a modern shower room with walk in shower. The shower room can also be accessed from bedroom four, which also has fitted wardrobes and could serve as a second dressing room if required.

There are three further bedrooms, a stylish bathroom with a walk-in shower and free standing roll-top, claw foot bath, and separate WC on the first floor; a secondary staircase leads down to the kitchen.





Outside

Woodknoll House is approached from Gravelly Lane via Knoll Place, a private close over which Woodknoll House has right of way. To the side of the house is brick paved driveway, offering off street parking for several vehicles ahead of the detached double garage, which has an electronically operated secure door. The front garden lies to the side of the driveway and is mainly laid to lawn.

The generous and fully enclosed rear garden has a terrace spanning the rear elevation of the house, with plenty of space for table and chairs, and a pergola offers shelter and space for entertaining.

The garden is tiered, with steps leading down to from the terrace, opening to a spacious lawn crossed by a recently laid bonded pathway, and leading to the detached gym with power connected. The garden's borders are well stocked with established mature trees and shrubs. There is access to the front on both sides of the house; the boiler room is also accessed externally.

About 0.48 of an acre in all.

Local Information

Situated in a select private close, Knoll Place, on Gravelly Lane in Lindfield, to the south east of Haywards Heath town centre, conveniently positioned for local amenities and just over a mile and a half from the mainline station.

Lindfield is a thriving village in the heart of Mid Sussex, surrounded by beautiful countryside and situated to the north of the South Downs National Park. Lindfield has a number of independent boutiques and shops, and a good selection of pubs and restaurants. The neighbouring town of Haywards Heath has a range of shops, restaurants and a leisure centre; comprehensive shopping and entertainment is found at Lewes (11 miles), Crawley (12.5 miles) and Brighton (14 miles).

Sussex offers a wealth of leisure and cultural activities, with sailing at Ardingly, golf across West and East Sussex, and the renowned Opera House at Glyndebourne. 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 Alexander House, Ashdown Park, 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.

The area offers excellent transport links. Haywards Heath mainline rail station offers regular services to London Bridge/Victoria, journey time from 42 minutes.

To the west of Haywards Heath, the A272 joins with the A23/M23. Gatwick airport 14.7 miles, M25 (junction 7) 25 miles; central London 40 miles.

There are many highly regarded state and private schools in the local area including Lindfield Primary Academy, Oathall Community College (Lindfield), Cumnor House, Great Walstead, Burgess Hill Girls, Hurstpierpoint College and Ardingly College.

Agent's Notes

1. The garden statuary is not included in the sale but may be available by negotiation.
2. Some of the trees are subject to Preservation Orders.

Services

Gas fired central heating. All mains services.

Outgoings

Mid Sussex District Council, 01444 458166. Council tax band G.

Energy Performance

A copy of the full Energy Performance Certificate is 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.





Approximate Area = 309.5 sq m / 3331 sq ft
Basement = 19.7 sq m / 212 sq ft
Garage = 28.9 sq m / 311 sq ft
Gym = 14.2 sq m / 153 sq ft
Total = 372.3 sq m / 4007 sq ft
Including Limited Use Area (1.6 sq m / 17 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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