



## Mid-century modern: split-level 1950s detached house with outstanding panoramic views of the South Downs

**The Field, Brighton Road, Woodmancote, Henfield, West Sussex BN5 9ST**

**Available as a whole or in two lots. Whole: guide £2,250,000 or Lot 1: guide £1,950,000; Lot 2: guide £300,000 Freehold**



**Available as a whole or in two lots:**

**Lot 1 – The Field and about 6.5 acres**

Entrance porch and hall • Kitchen and dining area • Vaulted sitting room • Utility room • Three bedrooms • Bathroom • Double garage • Swimming pool • Tennis court • Formal garden, woodland and pasture • About 6.45 acres • EPC rating E

**Lot 2 – About 7.3 acres**

Pasture with small area of hardstanding

**About the property**

Sitting at the end of a long private driveway, in an elevated position enhancing outstanding panoramic views to the South Downs, The Field is a split-level home built in 1959.

The distinctive style of the house echoes the design principles of Mid-Century Modern architecture, externally characterised by clean lines and simple elevations of brick and timber cladding, and internally with spacious open plan living spaces and plenty of large picture windows bringing the outdoors in and framing the southerly views.

The floorplans and the accommodation list give a comprehensive overview of the full extent and layout of the property, which has excellent scope for updating and/or extension, subject to the necessary consents.

The main living space is split-level, with the reception rooms sited along the southern side of the house, large windows framing

the views over the house's gardens and land to the distinctive ridge of the South Downs beyond. The porch and hall opens directly to the kitchen and dining room, which is fitted with floor-mounted units with marble worktops and integrated appliances, and is served by a shelved larder cupboard and a large utility room.

Steps descend to the wonderful, vaulted sitting room which has the original parquet flooring, a low inset fireplace, full height bookshelving to one wall, and French doors opening to the garden. A raised walkway allows access to the three bedrooms, all of which have oak flooring and fitted storage cupboards, and the bathroom.





The Field is approached from Brighton Road via a long private track, which opens to a driveway ahead of the house and attached double garage.

The formal gardens lie to the south and west, laid to gently sloping lawn with well-stocked flower and shrub borders close to the house. A band of deciduous bluebell woodland, through which runs a small stream, forms the north western boundary. Stone steps set into the lawn descend to the fence and beech hedge-enclosed swimming pool and timber pool cabin; a small orchard and the fenced tennis court (which is in need of some repair) lies beyond, and a band of mature woodland

The reminder of the land is laid to pasture, bounded by mature trees and hedgerows teeming with wildlife and birds. About 6.43 acres.

The land forming Lot 2 lies to the south east of the house, with a small area of hardstanding (on which was formerly sited a stable) in the north-western corner. About 7.32 acres.

Please refer to the site plan for further detail.

#### **Agent's Notes**

The Field benefits from a right of way over two meadows lying to the west of the property, allowing access to Bramlands Lane.

The neighbouring property, Downlands, has a right of way over the first section of the track.





### Local information

The Field is situated in a wonderful rural location, within the hamlet of Woodmancote at the foot of the South Downs.

Local amenities: Woodmancote is situated between the larger villages of Henfield and Hurstpierpoint (two miles and three miles respectively). Henfield provides for day-to-day needs with a range of local shops, banks, post office, village hall, library, health centre and leisure centre; Hurstpierpoint has a good range of local amenities, some lovely boutiques, cafes and restaurants, pubs and an excellent local butcher. More extensive shopping and recreational facilities can be found in Brighton & Hove.

The area is well served for the arts, with theatres and galleries in Brighton and opera at Glyndebourne. There are many well-known golf courses close by, such as Singing Hills, Mannings Heath and Pyecombe, further sporting opportunities are found at Wickwoods Country Club, also show jumping at Hickstead, racing at Brighton, Fontwell and Plumpton, sailing at Brighton Marina. There are many miles of beautiful walks and rides over the surrounding countryside including the South Downs National Park.

Mainline rail services to Brighton, London Bridge and London Victoria are found at Hassocks (five miles), with further services at Burgess Hill and Haywards Heath.

Schools: there is a good selection of state and private schools in the area, including Brighton College, Hurstpierpoint College, Lancing College, Steyning Grammar and Burgess Hill Girls.

Communications: The A23 can be accessed to the east at Newtimber, and gives direct access to Crawley, Gatwick Airport and the M25.

### Services

Oil fired central heating. Mains electricity and water. Private drainage.

### Outgoings

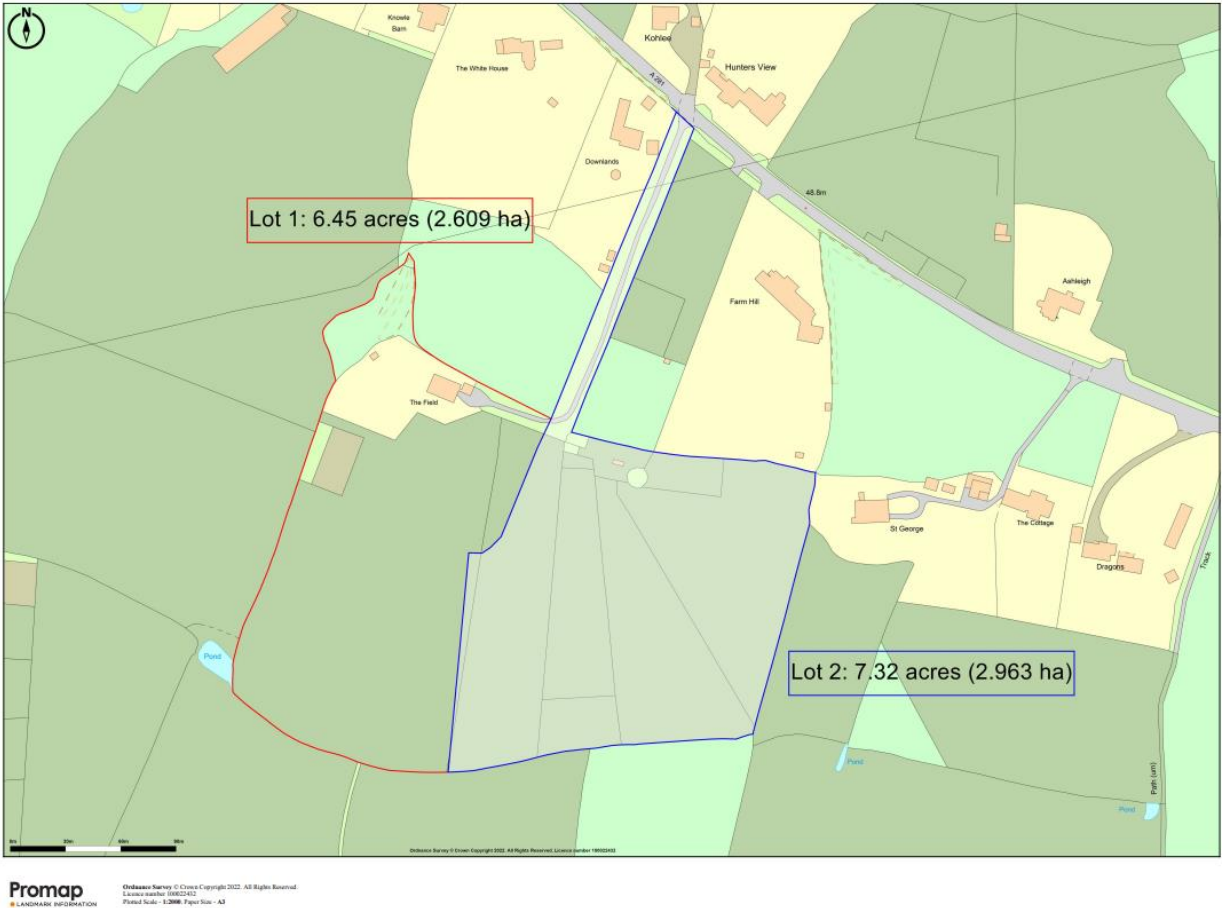
Horsham District Council, 01403 215100. Tax band E.

### Energy Performance

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

### Viewing

Strictly by appointment with Savills on 01444 446000.





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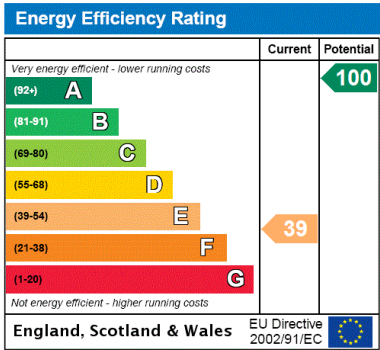
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Approximate Area = 134.7 sq m / 1450 sq ft  
Garage = 28.9 sq m / 311 sq ft  
Total = 163.6 sq m / 1761 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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