



Attractive and stylishly presented modern family home with lovely views to Chailey Common

Holly Rise, Haywards Heath Road, North Chailey, Lewes, East Sussex BN8 4ET

Guide £800,000 Freehold

savills



Entrance hall • Sitting room • Playroom • Kitchen and dining room • Utility room • Cloakroom • 5 bedrooms (2 en suite) • Family bathroom • Gated driveway • Terraced rear garden • EPC rating C

About the property

Holly Rise is an excellent family home located in the semi-rural village of North Chailey, yet only five miles from the commuter town of Haywards Heath. Built in 1990, the house has attractive wisteria-clad, part tile-hung brick elevations and is elevated in its plot, affording some lovely far reaching views over its garden to Red House Common beyond.

The house is stylishly presented throughout, arranged over three floors and extends to 1,966 square feet, the full extent and layout of which can be seen on the floor plan.

The front door opens from an overhung porch canopy to a split level entrance hall, off which lies a cloakroom with WC. Double doors open to an elegant dual aspect sitting room featuring a granite fireplace with slate hearth; across the hall is a playroom. Steps descend to the open-plan kitchen and dining room, a super room for day-to-day family life with French doors opening to the garden. The kitchen is fitted with a range of light grey, shaker-style units with granite worktops and a Neff oven and hob, it is partially divided from the dining area by a breakfast bar with glass pendant lighting over and adjoins a good-sized utility room with space for laundry appliances.

There are four bedrooms on the first floor, lying off a spacious galleried landing. Bedroom two is currently used as the main bedroom and has an attractive square bay to the front, built in wardrobes and an en suite shower room; the other three bedrooms are served by a family bathroom. The second floor comprises a generous additional bedroom suite, with shower room and space for a desk, which would make a wonderful guest suite or alternative principal bedroom.

Outside

Set back from Haywards Heath Road behind a low brick wall, Holly Rise is accessed via a wooden five bar gate which opens to a parking area in front of the house, offering ample space for several cars.

There is gated access to the side of the house to the fence-enclosed rear garden, which is of particular note: terraced over three levels to enhance the lovely outlook to Chailey Common to north. A large stone patio lies adjacent to the rear of the house, with steps descending to another terrace, recently re-landscaped to create a part-gravelled, part-decked seating area. The lower level is laid to lawn, edged by flower borders and shrubs offering interest and colour during the spring and summer months.



Local information

Holly Rise is ideally situated in the semi-rural village of North Chailey, only 13 minutes' drive of Haywards Heath's mainline railway station, yet with Chailey Common nature reserve, offering over 180 hectares of heathland and miles of footpaths, on its doorstep. Neighbouring South Chailey has a primary school, convenience store with post office, a health centre and a public house; Newick is a mile and half to the east, a larger village with a number of amenities providing for day-to-day needs.

Haywards Heath (five miles), Uckfield (six miles) and Lewes (seven miles) provide comprehensive shopping facilities.

Sussex offers excellent leisure and sporting facilities, with many opportunities for golf, walking and equestrian pursuits locally, including regular meets at Plumpton Racecourse. There is a thriving cultural scene in Sussex, with world-class opera at Glyndebourne and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Mainline rail services to Brighton, London Bridge and London Victoria are at Haywards Heath (journey time from 42 minutes). Gatwick Airport is about 18 miles by road and has a fast rail service to London (30 minutes).

Schools: There is an excellent range of state and independent schools in the area including Chailey St Peters Primary School,

Chailey Secondary School, Cumnor House School in Danehill, Great Walstead near Lindfield, Ardingly and Hurstpierpoint Colleges, Lewes Old Grammar School and Burgess Hill Girls. All distances and journey times are approximate; driving times taken from Google Maps.

Directions

Heading east on the A272 from Haywards Heath, pass through Scaynes Hill and into North Chailey. Pass the sports ground and converted church on the right; Holly Rise is the first house on the left after the layby.

Services

Gas fired central heating. Mains gas, electricity, water and drainage.

Outgoings

Lewes District Council, 01273 471600. Tax band F.

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





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Approximate Area = 182.7 sq m / 1966 sq ft
(Excluding Eaves Storage)
Including Limited Use Area (5.7 sq m / 61 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	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	69	78
EU Directive 2002/91/EC		

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