



Restored and beautifully presented detached Grade II* listed
fifteenth century hall house, in a semi-rural location

1 Coppards Bridge, Cinder Hill, North Chailey, Lewes BN8 4HS

Guide Price £1,550,000 Freehold

savills



Entrance and inner halls • Sitting room • Dining room • Family room • Garden room • Kitchen/breakfast room with utility cupboard • Study • Cloakroom • 4 bedrooms • Dressing room/bedroom 5 • 2 bath/shower rooms • 2 attic rooms • 2 detached garages • Summer house • Timber log store & sheds • Garden, pond & wildflower meadow • About 1.22 acres • EPC exempt

About this property

1 Coppards Bridge is superb example of a fifteenth century Sussex open-hall house, with partially tile hung, brick, and oak-framed elevations beneath a tiled roof. This charming Grade II* property dates from 1473; it was subsequently divided into two cottages. In 2010 previous owners undertook a careful programme of restoration to re-create one house with many rare period features, including a magnificent oak screen in the sitting room, a fine leaded-light window, wood floors and beam and plasterwork interiors. More recently, the current owners have updated and redecorated, carefully working with the house's listed status to create a stylish and beautifully presented home, catering to modern standards of comfort.

The accompanying floorplans give an excellent overview of the full extent and layout of the accommodation. Points of particular note include the sitting room, which has an impressive inglenook fireplace with wood stove, dais beam and timber screen; the dining room also has an inglenook (not currently in use), and two original doorways with decorative arches. The morning room, added during the 1980s, has French doors framing a lovely view across the gardens; a further reception room with

second wood stove is used as a cosy family room. The superbly appointed kitchen has ample space for a breakfast table and was re-fitted in 2018 with a range of Neptune cabinets, marble worktops and a Stoves electric range. The study, an inner hall with cellar access and cloakroom complete the ground floor accommodation; the boiler room is accessed from the rear garden.

The southern staircase rises to a spacious landing giving access to two bedrooms and a stylish shower room; adjacent to the principal bedroom is a dressing room which could be used as a further bedroom. The staircase in the northern wing leads up to two further bedrooms, served by a large recently re-fitted bathroom. Two attic rooms offer good storage space and have potential to be converted, subject to the necessary consents.

Outside

The main drive leads up from Cinder Hill past the meadow to the rear and side gardens. These have a delightful rural outlook, and have been landscaped into distinct areas, with a bridge over an ornamental pond, lawns and established herbaceous borders providing seasonal interest. To the south west lies a paddock, planted as a wild-flower meadow, and a small parcel of woodland. There is a private parking area



and a single garage/workshop and timber garden sheds, all with power connected, and a log store.

The main drive extends behind the gardens, giving vehicular access to 3 and 5 Coppards Bridge.

Directly from the lane, pedestrian access by brick steps leads up to a gate set in a low level fence opening to pretty cottage-style front gardens, where a covered well is sited. A second garage at the front of the property with a short driveway provides further off street parking and storage. The grounds extend in all to about 1.22 acres.

Agent's Note

The main drive is owned by 1 Coppards Bridge. Neighbouring 3 and 5 Coppards Bridge have right of vehicular access over this drive and contribute towards the cost of maintenance.

Local information

1 Coppards Bridge is situated in North Chailey, close to the South Downs National Park. The village is rural yet not remote, with a gastro pub and village hall; the parish church is a pleasant walk along the lane and across a meadow. The nearby village of Newick's thriving community includes a health centre, pharmacy, shops, bakery and a three pubs. Comprehensive shopping is available at Lewes (seven miles), Haywards Heath (7.5 miles) or Brighton (14.5 miles).

There are many leisure activities available in the area with bridle paths and footpaths across the

surrounding countryside, including Chailey Common, Ashdown Forest and the South Downs. There is racing at Plumpton, sailing at Ardingly, golf across the county and the Bluebell Steam Railway at Sheffield Park. Sussex has a vibrant cultural and arts scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Transport links: there are frequent rail services to London from Haywards Heath (journey time to London Bridge/Victoria from 42 minutes) and Cooksbridge (4 miles, from 65 minutes). The A23/M23 lies to the west, giving access to Gatwick airport (20 miles), the south coast and the M25.

Schools: There are many highly regarded schools in the area, both state and private, including St Peter's CEP School, Newick CEP School, Chailey Secondary School, Lewes Old Grammar School, Cumnor House, Great Walstead, Ardingly College and Hurstpierpoint College.

Services

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

Outgoings

Lewes District Council, 01273 471600. Tax band G.

Viewing

Strictly by appointment with Savills on 01444 446000.







Approximate Area = 261.5 sq m / 2814 sq ft
Lofts = 80.8 sq m / 870 sq ft
Garages = 31.1 sq m / 335 sq ft
Total = 373.4 sq m / 4019 sq ft
Including Limited Use Area (60.9 sq m / 655 sq ft)
For identification only. Not to scale.
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Cladding This property may have cladding. The property is under six floors so any cladding may not have been tested. Purchasers should make enquiries about the external wall system of the property, if it has cladding and if it is safe or if there are interim measures in place.

