



Unique conversion on the semi-rural village outskirts

The Armoury, Warninglid Lane, Warninglid, Haywards Heath, West Sussex, RH17 5TQ

Guide Price £975,000 Freehold





Part-vaulted entrance hall • Open plan first floor sitting/dining room & kitchen • Principal bedroom with en suite shower room • 2 further bedrooms • Family bathroom • Laundry room • Utility/wet room Double garage & workshop with driveway parking • EPC rating C

About this property

Understood to date from 1934/5 and formerly an ammunitions factory, The Armoury was previously used as a squash court before being converted in 2012 by the current owners. In keeping with the property's history, this unique house has been cleverly converted to create a superb family home with every consideration for modern comfort and a contemporary, industrial feel – exposed brick work, concrete wall finishes and commercial-grade laminate flooring sit alongside stylish bathroom suites, stunning statement light fittings, a bespoke staircase and a clever use of glazing throughout. In addition, there is a comprehensive home automation system, underfloor heating, LED lighting, and a fresh air ventilation system with air conditioning on the first floor.

The house is arranged with the bedrooms on the ground floor and an open-plan living area on the first floor. A wide glazed door set in a striking two-storey glazed curtain wall opens to the entrance hall, which features a beautiful contemporary light fitting, an open-tread staircase rising to the first floor and further fibre optic lighting creating a novel star-effect on the ceiling. The principal bedroom has a good range of built in storage and an en suite shower room with twin

basins and a skylight; bedrooms two and three are served by a family bathroom with suite including a freestanding bath and separate shower. Also on the ground floor is a useful laundry room with space for appliances, open to a fully tiled utility/wet room.

The first floor is entirely open plan, flooded with natural light by way of a huge glass lantern extending across the majority of the roof, and an expanse of bi-fold windows to the southern elevation. It offers a stylish modern living area with some lovely far-reaching rural views and the versatility to create various seating, dining and work spaces. The kitchen is fitted with a range of high end matt units and a large central island, with composite worktops and various integrated appliances; there are two pairs of French doors, one with a Juliet balcony and one open to a larger balcony.

Outside

The Armoury is approached from Warninglid Lane via a private driveway which leads to a walled parking area ahead of the garaging, and an expanse of terrace adjoining the front of the house. The detached garage offers two parking bays and a workshop housing the utilities for the house.



Local Information

The Armoury is situated on the outskirts of Warninglid, a charming West Sussex village with Saxon origins; its centre was the first of six conservation areas in Sussex. The village has a cricket field, a recreation/play area, and is home to the Half Moon Pub. The larger villages of Cuckfield and Handcross (four miles and three miles respectively) offer a number of local amenities.

Comprehensive shopping: Haywards Heath (six miles), Horsham (eight miles) and Crawley (eight miles).

There are comprehensive leisure activities available in the area including many opportunities for equestrian pursuits, sailing at Ardingly and golf across the county. There is a vibrant cultural and arts 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.

Transport links: there are frequent rail services to London from Haywards Heath (London Bridge/Victoria from 42 minutes), and Three Bridges in Crawley offers a fast service to Victoria from 36 minutes. The A23/M23 lies to the east, giving access to Gatwick airport (13 miles), the south coast and the M25.

Schools: there are a number of highly regarded state and independent schools in the area including Ardingly College, Hurst College, Christ's Hospital, Worth, Holy Trinity Lower Beeding Primary, Warden Park Academy and Handcross Park School.

Services

Zoned under floor heating (wet system) and hot water – air source heat pump. Plumbed for solar panels. Mains water and electricity. Private drainage.

Outgoings

Mid Sussex District Council, 01444 458166. Tax band A.

Additional information

The property contributes 5% of reed bed maintenance charges (c £25 pa).

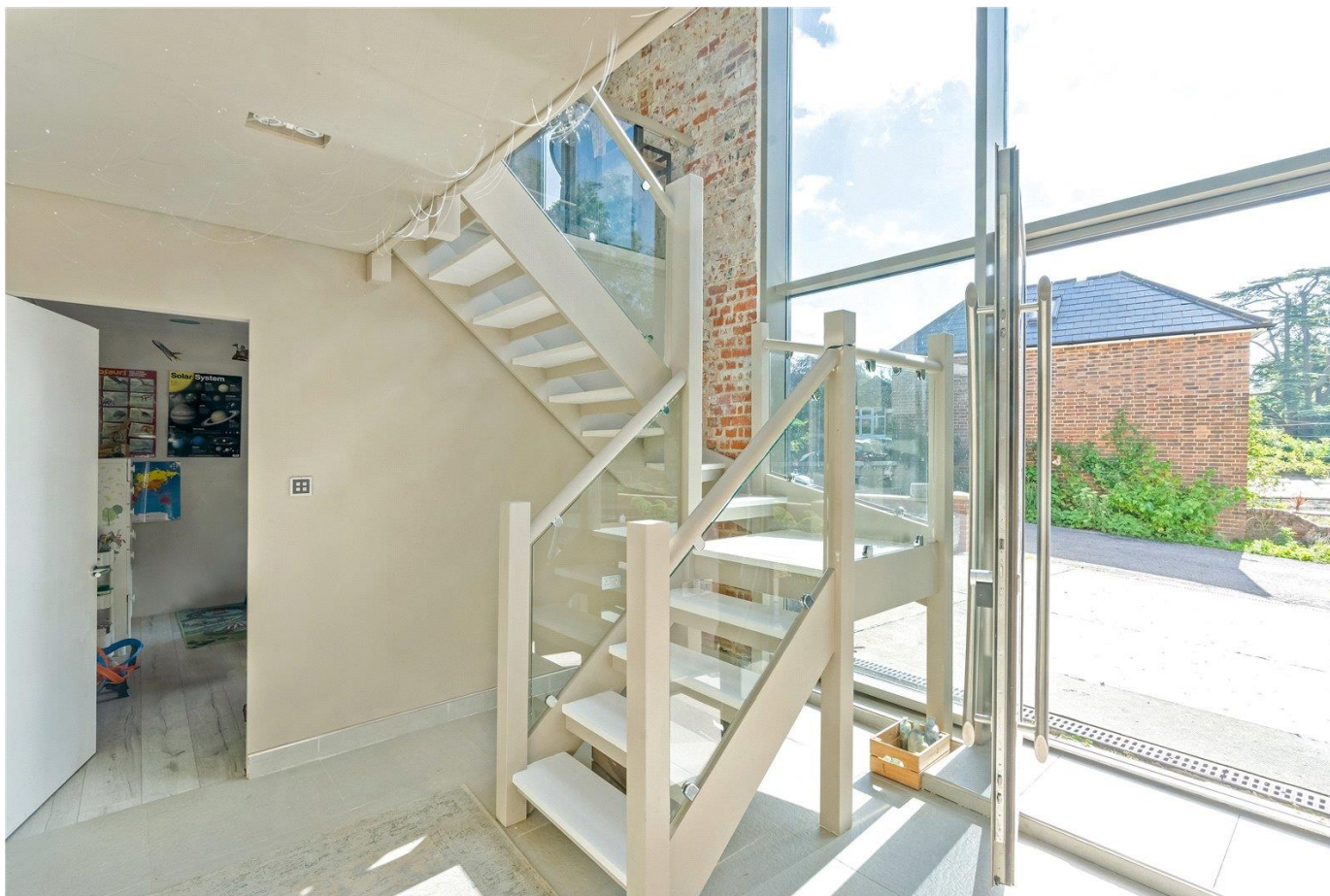
The neighbouring property has right of access over the shared driveway.

Energy Performance

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

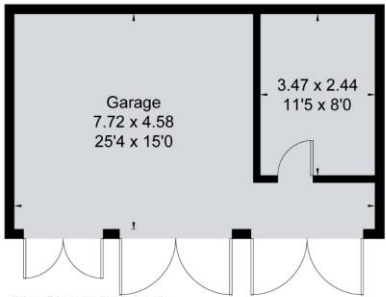
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.

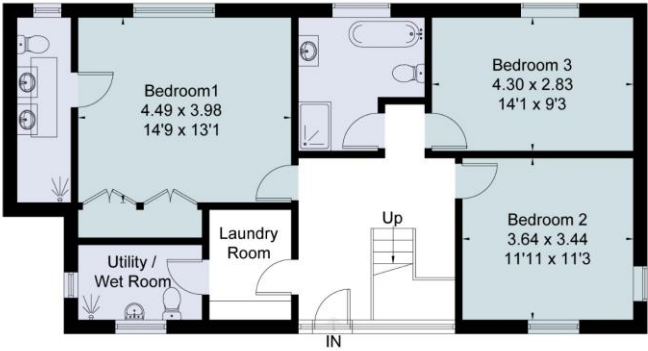




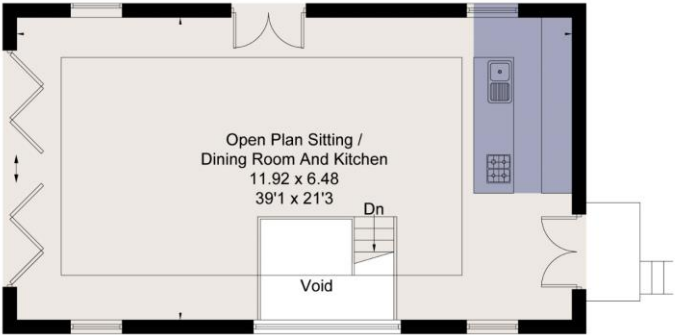
Approximate Area = 154.2 sq m / 1660 sq ft (Excluding Void)
Garage = 35.4 sq m / 381 sq ft
Total = 189.6 sq m / 2041 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)
For identification only. Not to scale.
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(Not Shown In Actual
Location / Orientation)




Ground Floor



First Floor

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		95
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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