

Freshfield Manor

Ketches Lane, Scaynes Hill, RH17 7NR



JACKSON-STOPS 

Mid-Sussex
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A UNIQUE COUNTRY ESTATE WITH STUNNING VIEWS ACROSS THE SUSSEX COUNTRYSIDE, A HOUSEKEEPER'S COTTAGE, AN ADDITIONAL, DETACHED TWO BEDROOM COTTAGE, INCREDIBLE GARDENS AND GROUNDS OF 27.3 ACRES WITH A LAKE, STREAM AND PRIVATE BLUEBELL WOODLAND.

Accommodation

A grand entrance hall with and elegant triple aspect drawing / sunroom, delightful sitting room and formal dining room.

Stunning kitchen / dining / family room with French doors leading out to the garden.

Principal bedroom with luxuriously appointed ensuite bathroom, guest bedroom with ensuite bathroom and four additional bedrooms and two shower rooms

Beautiful park like gardens and grounds of 27.3 acres with swimming pool and pool house, housekeeper's cottage and an additional two-bedroom detached cottage and various outbuildings, stores and garage.



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Freshfield Manor is a wonderful six-bedroom country manor with stunning panoramic views over its land to the South Downs. The configuration provides an ideal family home and entertaining environment, combining modern amenities and quality fittings with period features including leaded casement glazing and original fireplaces. The accommodation flows from a welcoming angled porch and a spacious wooden-floored entrance hall with cloakroom. There is a sitting room with feature open fireplace, bespoke storage and a secret door to an inter-connecting log store, a triple aspect drawing room with parquet flooring and a feature open fireplace, opening at one end to a sunroom and at the other having double doors to the formal dining room, both with French doors enjoying the superb views, leading to the rear terrace.

The ground floor is complimented by the large, remodelled kitchen/dining/family room with luxury integrated features and appliances including a Quooker tap, American style freezer and two refrigerated drawers in the central island. This stunning kitchen has an extensive range of wall and base units and large central island with breakfast bar, a double Belfast sink and an integrated wine chiller. There is a door to a side hall with a useful second cloakroom and a fitted utility room. The remaining space has a dining area with fitted cabinets and space for a sizeable table and a beamed seating area with French doors to the rear terrace, again taking advantage of the views. The property also benefits from a cellar.

On the first floor, there is a rear aspect principal bedroom suite with feature fireplace and woodburning stove, fitted wardrobes and a contemporary ensuite bathroom with beautiful roll top bath and separate shower/steam room. There is a guest suite with ensuite bathroom and four further generous bedrooms, one with ensuite bathroom and a modern family shower room.





Situation

Located in an area of outstanding natural beauty the property is superbly placed for the plethora of excellent schools in the area, including Cumnor House, Great Walstead, Ardingly College, Worth School, Handcross School, Brighton College, Brambletye and Hurstpierpoint College.

Communication links are excellent: Haywards Heath mainline station provides frequent services to London Bridge/Victoria from 42 minutes and the A23 gives fast access to Gatwick, Brighton, the M23/M25 and motorway network.

The beautiful village of Lindfield nearby has an array of boutique shops, restaurants and pubs. The Sloop Pub which is very popular is just 1.1 miles away. More comprehensive shopping can be found in Haywards Heath and East Grinstead with further shopping and an excellent range of leisure and entertainment facilities on offer in Tunbridge Wells and Brighton.

The surrounding countryside provides a vast range of sporting and recreational activities. Glyndebourne, Goodwood, Ardingly Showground and Plumpton are all within easy reach. Nearby s Haywards Heath Golf Course as well as reservoirs for water sports.

Outside

Approached from a quiet lane and well away from main roads, the wrought iron electric gates open onto a large gravel driveway providing extensive parking and leading to the double garage and an annexe. The annexe provides additional accommodation with a sitting room, kitchen, two bedrooms and a well-appointed shower room. There is a further detached cottage currently used by the housekeeper consisting of 2 bedrooms, open plan kitchen/family/sitting room, a bathroom and an enclosed garden area. The Gatehouse and a decommissioned water tower both offer scope for conversion, subject to the necessary planning consents, and could provide a gym and/or home office. There is a substantial tractor barn on the disused tennis court providing plenty of storage which is accessed via a field entrance and track from the lane.

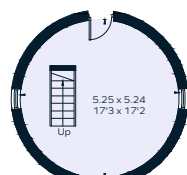
The grounds extend to just over 27 acres and are harvested for hay in the Summer months. There is a substantial tractor barn with the agricultural fields being accessible via an entrance from the lane.



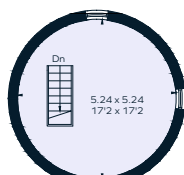




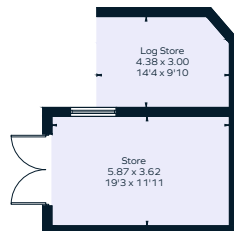
Approximate Floor Area = 413.0 sq m / 4444 sq ft
 Garage = 31.0 sq m / 338 sq ft
 Outbuildings = 241.0 sq m / 2599 sq ft
 Annexe 1 = 71.0 sq m / 767 sq ft
 Annexe 2 = 114.0 sq m / 1224 sq ft
 Total = 870.0 sq m / 9372 sq ft



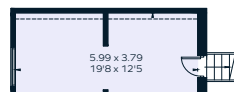
Water Tower
Ground Floor
(Not Shown In Actual
Location / Orientation)



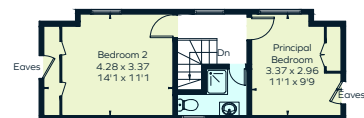
Water Tower
First Floor



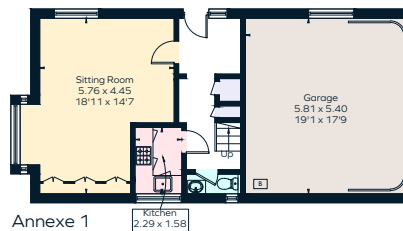
Gate House
(Not Shown In Actual
Location / Orientation)



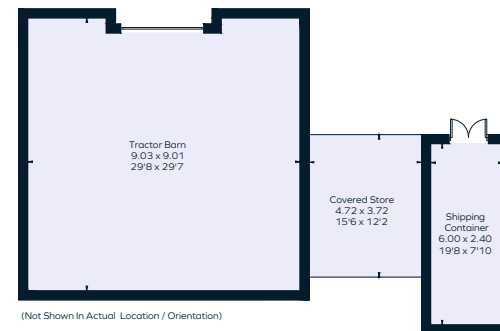
Floor Above Gate House
(Not Shown In Actual
Location / Orientation)



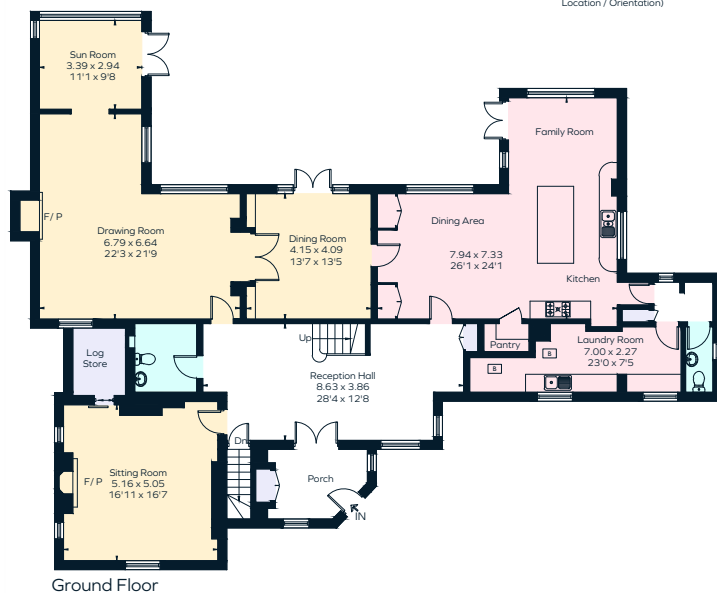
Annexe 1 First Floor
(Not Shown In Actual
Location / Orientation)



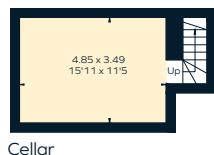
Annexe 1
Ground Floor
(Not Shown In Actual
Location / Orientation)



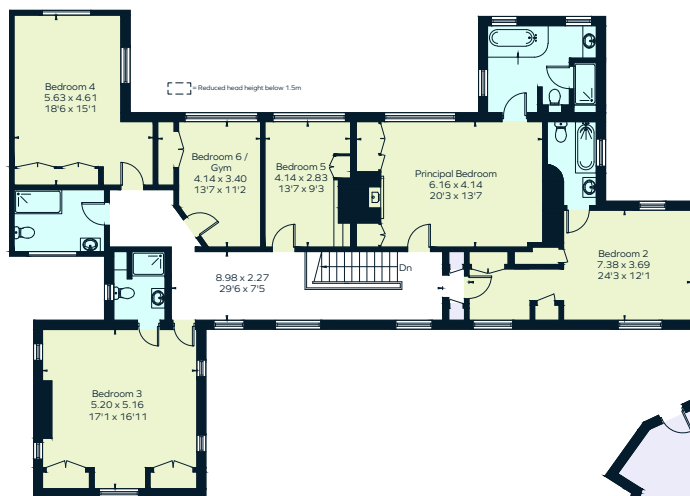
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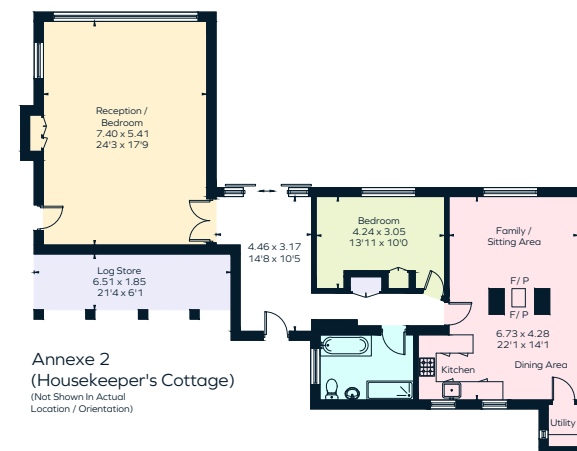
Ground Floor



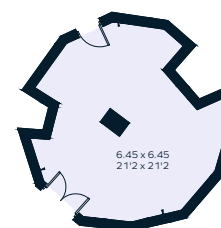
Cellar



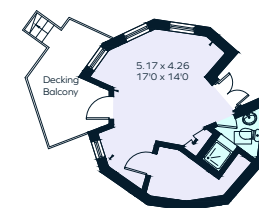
First Floor



Annexe 2
(Housekeeper's Cottage)
(Not Shown In Actual
Location / Orientation)



Swimming Pool Building
Ground Floor
(Not Shown In Actual
Location / Orientation)



Swimming Pool Building
First Floor

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Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.