



SPRONKETTS LANE, WARNINGLID

JACKSON-STOPS 

HIGH WEALD HOUSE
SPRONKETTS LANE
WARNINGLID
RH17 5TB

TOTAL GROSS AREA 4648 SQ FT / 431.7 SQ M

A BEAUTIFULLY RENOVATED AND
REIMAGINED, FIVE BEDROOM FAMILY HOME
IN A STUNNING 1.1 ACRE PLOT IN THE
HEART OF THE SUSSEX COUNTRYSIDE.



DISTANCES

HAYWARDS HEATH STATION 6.9
MILES

BRIGHTON 17.1 MILES

HORSHAM 7.8 MILES

GATWICK AIRPORT 14.8 MILES

(ALL MILEAGES ARE APPROXIMATE).

KEY FEATURES

- A generous family home, offering accommodation over three floors
- A wonderful triple-aspect kitchen / dining / sitting room with roof lantern and access to the terrace, garden and views beyond
- Five bedrooms and five bathroom / shower rooms including a stunning second floor principal bedroom suite with viewing balcony facing east
- A beautiful, bespoke designed, handmade oak, cut-string staircase
- A state-of-the-art home cinema
- Delightful gardens, off street parking and a double garage with ancillary accommodation above
- Far reaching views across the garden and grounds towards the South Downs.

PROPERTY INFORMATION

- Services: Mains water, electricity, oil fired central heating and private drainage
- Council Tax Band G
- EPC Rating D
- Broadband FTTP
- Viewing: Only by appointment with Jackson-Stops, Lindfield on 01444 484400.



DESCRIPTION

High Weald House has been fully renovated and refurbished throughout to an exacting standard offering well proportioned accommodation, over three floors.

This elegant family home sits on a large plot of circa 1.1 acres with far reaching views across the Sussex countryside.

The property has been refurbished with great attention to architectural and interior design detail, having been extended and enlarged by the current owners.

Offering over 4400 square feet of accommodation throughout, the house is laid out over three floors and is flooded with natural light throughout. Entry on the south side of the house is via a charming verandah, new England style, into a welcoming hallway with reception rooms leading off it. To one side is a state-of-the-art home cinema room which can easily seat eight for film nights.

On the other side of the hall is a newly built and extended, incredible triple-aspect kitchen / dining / sitting room perfect for family life and entertaining. The bespoke kitchen features a marble clad preparation island and a plethora of storage and electrical appliances. The room boasts floor-to-ceiling glass on three sides with doors leading out to the rear terrace and the views beyond. A utility room and cloakroom complete the ground floor accommodation.

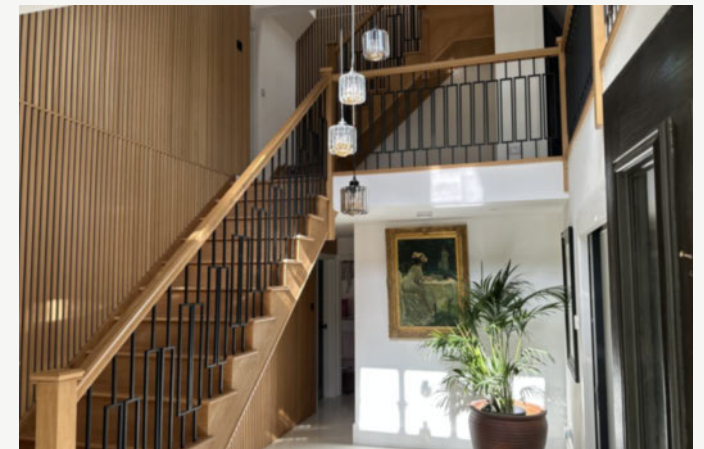
Leading up the stairs to the first floor are three beautiful bedrooms, all with built-in storage and luxuriously appointed, ensuite bathroom / shower rooms.

On the second floor is the newly built, stunning principal suite, with large walk-in dressing room, luxuriously appointed bathroom and large glass doors leading onto an inset, viewing balcony. The house offers a seamless connection between the interior and gardens beyond, taking full advantage of the views and the surrounding countryside.

OUTSIDE

High Weald House is approached off Spronketts Lane into a large gravel driveway with ample parking for several vehicles and double garages. Above the garage is an additional bedroom/shower room but it would also be perfect for working from home as an office or used for additional ancillary accommodation for visitors.

The gardens and grounds are beautifully planted with mature specimen trees, herbaceous and perennial borders, taking full advantage of the Sussex countryside and views beyond.





LOCATION

High Weald House is situated close to the popular and sought after village of Warninglid which has the wonderful Half Moon gastro pub.

Bolney Vineyard Wine Estate and the wonderful Wobblegate Orchard are within walking distance from the house. The luxurious South Lodge Hotel and Spa are also nearby in Horsham. Cuckfield is also nearby with its wide range of independent shops and boutiques, and the award winning Ockenden Manor Hotel and Spa.

Haywards Heath's mainline railway station is a 15-minute drive, with fast and frequent commuter services to both London Victoria and London Bridge (from 42 mins), Gatwick Airport and Brighton. The A23 offers direct access to the motorway network, Gatwick, Heathrow and the South coast.

There is an excellent range of educational facilities locally both in the private and state sectors. Private schools include Great Walstead, Cumnor House, Handcross Park, Ardingly College, Hurstpierpoint College, Brighton College, Roedean and Burgess Hill Girls – many of which run a local minibus pick up service. The superb local state schools include Bolney CE Primary school and Warden Park Secondary Academy in nearby Cuckfield.

Located in an area of Outstanding Natural Beauty the surrounding countryside provides a vast range of sporting and recreational activities. Glyndebourne, Goodwood, Ardingly Showground and Plumpton are all within reach.

The local footpaths of the High Weald offer many spectacular walks and the South Downs and Ashdown National Parks are also nearby. There are numerous excellent Golf courses nearby and reservoirs for water sports.

LOCAL AUTHORITY

Mid-Sussex District Council





PROPERTY INFORMATION:

Viewing: Strictly only by appointment with Jackson-Stops. 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.

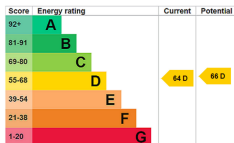


Spronketts Lane, Warringlid, RH17
 Approximate Gross Internal Area = 394.8 sq m / 4250 sq ft
 Approximate Garage Internal Area = 36.9 sq m / 398 sq ft
 Approximate Total Internal Area = 431.7 sq m / 4648 sq ft
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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