

Boundary Place

Spronketts Lane, Warninglid



JACKSON-STOPS 

Mid-Sussex
01444 484400



Boundary Place

Spronketts Lane, Warninglid RH17 5TE

A STUNNING, CONTEMPORARY HOUSE, WITH EXCEPTIONAL,
FAR-REACHING VIEWS TO THE SOUTH DOWNS.

Accommodation

A beautiful, architect designed modern family home, upgraded to an exacting standard, offering sophistication with premium finishes and materials

Ideally arranged for 21st century family living and entertaining

Stunning interiors with a seamless connection to the garden and grounds

A bespoke designed kitchen / dining room / sitting / family room and study of over 52 feet in length with glazing along the entire southern side

Five bedrooms and four bathroom / shower rooms

Superb attached two-bedroom annex finished to a very high specification

Detached home office, garden pod, gardeners store and loo and machinery store

Four bay garage with EV charging point

EPC Rating A, solar panels, a Windhager biomass boiler with a Tesla electric back-up battery and full fibreoptic

Beautiful, landscaped gardens and grounds, including extensive terraces and an in-out electric gated driveway, all set in over 3.5 acres.





Description

Boundary Place is an exceptional contemporary family home which has been reimagined, significantly improved and extended by the current owners. The house has been designed to fully optimise the stunning southerly views.

Leading off the entrance hall is the beautiful 52 ft, open plan kitchen / dining/ sitting room. The kitchen is by Bulthaup with Gaggenau appliances, two warming ovens and two additional ovens, Sub Zero wine fridge, two Liebherr wine fridges, built-in bar and walk in pantry. Adjacent to the dining area is a sitting room with a STUV open fire. In addition, and open plan to this wonderful room is a more formal family room with wood burning stove and across the other side is a library / study area. There is a boot room and cloakroom which complete the accommodation on the ground floor.

The first-floor accommodation is approached by a beautiful oak block curved staircase with interior slate wall detail. Arranged over the first floor is the principal bedroom, two adjacent bedrooms, currently used as 'his and hers' dressing rooms, both with ensuite shower rooms. In addition, there is a guest suite comprising a bedroom and ensuite shower room and another bedroom with ensuite bathroom. A fabulous addition is the first-floor laundry completed with storage, sinks and various spaces for appliances and washing facilities. Both the kitchen and the principal bedroom have discreet ceiling 'drop-down' digital television screens.

Adjacent to the front door there is a wide covered entrance porch from which is a gymnasium and access to the self-contained two-bedroom annex which has a lovely open plan sitting / dining / kitchen room which all benefit from the incredible views to the south.

Outside

The property is approached from Spronketts Lane through an electric entrance gate, from which the gravel driveway passes the front of the house where there is a large gravel parking area for several vehicles and a four-bay open fronted garage with EV charging point.

Along the rear of the property is a stunning south facing stone terrace for entertaining and alfresco dining with a retractable covered area and ample space for an outdoor kitchen. Beyond the terrace the gardens have been beautifully landscaped and planted with sweeping lawns, mature trees, a wildflower garden and two picturesque ponds.

A gravel path leads to the bottom of the garden and the detached office with wood burning stove and a separate guest pod. In addition, there is a substantial garden machinery store/workshop, a garden store with a gardener's cloakroom.

Boundary Place is a magical, yet contemporary family home where no attention to detail has been spared and the technology is all state of the art, with incredibly high Eco credentials.



Location

Boundary Place is situated close to the popular and sought after village of Bolney, with its two public houses, primary school, village hall, church, recreation ground and the Bolney Wine Estate and café/restaurant. Cuckfield is also nearby with its wide range of independent shops and boutiques, and the award winning Ockenden Manor Hotel and Spa.

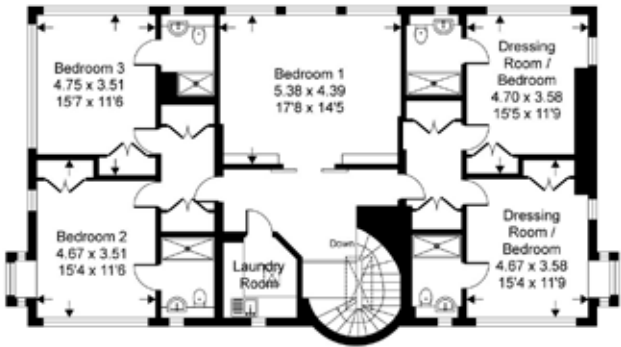
Haywards Heath's mainline railway station is a 15-minute drive, with fast and frequent commuter services to both London Victoria and London Bridge (from 42 mins), Gatwick Airport and Brighton. The A23 offers direct access to the motorway network, Gatwick, Heathrow and the South coast.

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.

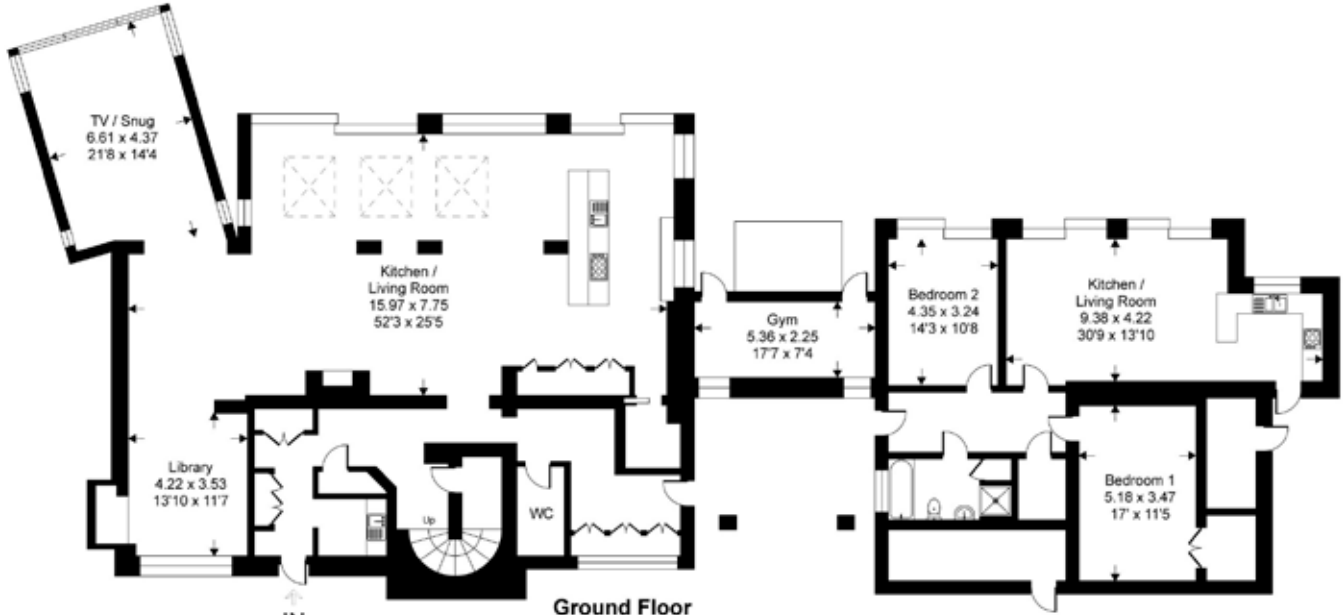
Located in an area of Outstanding Natural Beauty the surrounding countryside provides a vast range of sporting and recreational activities. Glyndebourne, Goodwood, Ardingly Showground and Plumpton are all within reach. The local footpaths provide a vast network of stunning walks from the village, many leading towards the South Down and Ashdown National Parks. There are numerous excellent Golf courses nearby and reservoirs for water sports.

Spronketts Lane, RH17

Approximate Gross Internal Area = 378.7 sq m / 4077 sq ft
Approximate Annexe Internal Area = 117.6 sq m / 1266 sq ft
Approximate Total Internal Area = 496.3 sq m / 5343 sq ft



First Floor



Ground Floor

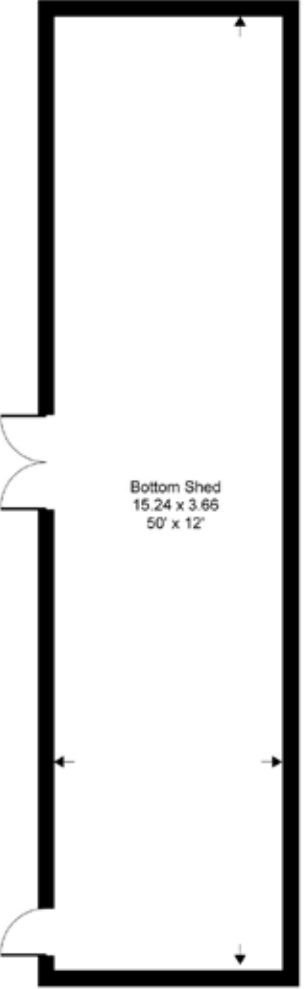
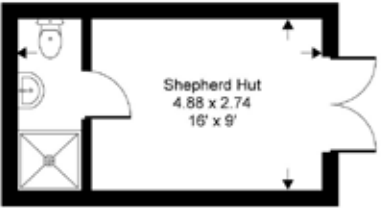
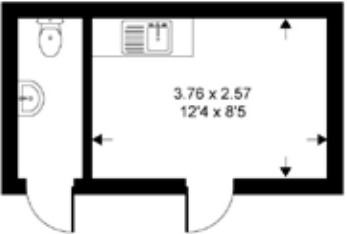
Annexe



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Spronketts Lane, RH17 - Outbuildings

Approximate Gross Internal Area = 183.7 sq m / 1978 sq ft



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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.

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