



TRECARREL

WARRS HILL ROAD, NORTH CHAILEY

JACKSON-STOPS



TRECARREL
WARRS HILL ROAD
NORTH CHAILEY
BN8 4JE

TOTAL GROSS AREA 4268 SQ F / 397.0 SQ M

A BEAUTIFULLY PRESENTED FIVE BEDROOM FAMILY HOME OFFERING A WEALTH OF BRIGHT AND SPACIOUS ACCOMMODATION ARRANGED OVER TWO FLOORS WITH A SEPARATE, DETACHED, SELF-CONTAINED ANNEX.



DISTANCE

UCKFIELD 7 MILES
HAYWARDS HEATH 6.6 MILES
GATWICK AIRPORT 19 MILES
(ALL MILEAGES ARE
APPROXIMATE)

FEATURES

- Spacious entrance hall, elegant drawing room, dining room, study, a bright kitchen/breakfast/living room, utility and boot room.
 - Beautiful principal bedroom with walk-in wardrobe and ensuite bathroom
 - Guest bedroom with ensuite shower room and three additional bedrooms and a family bathroom
 - Garaging for two cars with a home office on the first floor, or a self contained annexe
 - Beautiful garden with large York stone terrace.
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PROPERTY INFORMATION

- Mains drainage, mains gas, water and electricity.
- Local Authority: Wealden District Council
- EPC Rating: D
- Council Tax Band: H
- Viewing: Only by appointment with Jackson-Stops, Lindfield on 01444 484400.



DESCRIPTION

Trecarrel is a superb family home offering over 3,500 square feet of beautifully proportioned accommodation. Entered via a lovely oak portico into a welcoming reception hall with oak turned staircase, the bright and spacious reception rooms all lead off this space. To one end there is a generous double aspect drawing room with a feature fireplace and wood burning stove.

Carrying on down the wide hallway is a well appointed study with bespoke shelving, and a formal dining room all leading to a fantastic kitchen, dining and living area. This is a superb room for family life and entertaining with large patio doors leading out onto the terrace. The modern kitchen is well appointed with feature fireplace and wood burning stove. Off the kitchen is a utility and boot room with access directly out into the garden. There are also two downstairs cloakrooms which complete the ground floor accommodation. There is underfloor heating throughout the ground floor and radiators serving the first floor.

On the first floor there are five bedrooms, including a principal bedroom with ensuite bathroom and walk-in wardrobe. There is an additional guest bedroom with ensuite shower room plus three further double bedrooms and a well appointed family bathroom.

OUTSIDE

Trecarrel is approached over a generous gravel driveway which features ample parking for several vehicles and good turning space. There is a detached double garage, with further parking for two vehicles, accessed via a separate driveway. Above the garage is a large office space with cloakroom and kitchenette which could be used as self contained accommodation too. To the side and rear, lawned gardens wrap around the house and lead to the main section of the garden and grounds which have been designed by Juliet Sargeant creating beautiful views over the 0.93 acres with excellent entertaining space including a large York stone paved patio, all enclosed by stunning and well established trees and herbaceous borders, which create seclusion and privacy. A beautiful location with ample footpaths and walks right on your doorstep.





LOCATION

Trecarrel lies in a convenient rural position about .2.25 miles from the much sought after village of Newick, East Sussex. The village provides an excellent range of facilities for everyday needs, including a shop, bakery, butchers, chemist, primary school, parish church, three public houses and a doctors' surgery.

The pretty village of Fletching is within easy reach with its highly regarded Griffin Inn as is the well-known Sheffield Park. For the commuter Haywards Heath mainline train station is only just over 6 miles to the west providing a regular service to London (approximately 45 minutes). Uckfield approximately 7 miles to the East providing a good range of shops, including a Waitrose supermarket and leisure facilities. Haywards Heath and Lewes are within easy reach and provide further shopping along with many bars and restaurants.

Newick has a well-respected primary school, and secondary education is provided locally in Chailey, Haywards Heath and Uckfield. In addition, there are many excellent, highly regarded prep and public schools all with-in very easy reach of the property. These include Cumnor House, Brambletye and Great Walstead. Public schools include Brighton College, Ardingly, Hurstpierpoint College, Worth and Burgess Hill Girls.

The surrounding countryside provides a vast range of sporting and recreational activities. Glyndebourne, Goodwood, Ardingly Showground and Plumpton are all nearby and local golf clubs include Piltdown Gold Club and the East Sussex National.

LOCAL AUTHORITY

Wealden District Council



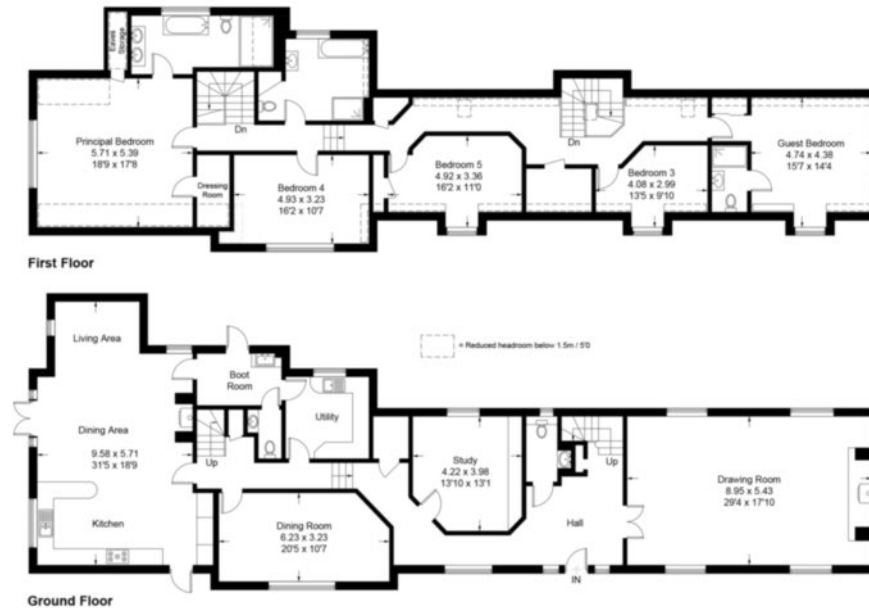


PROPERTY INFORMATION:

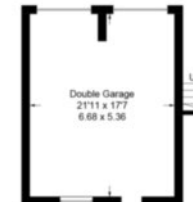
Viewing: Strictly only by appointment with Jackson-Stops. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Trecarrel, Warrs Hill Road, North Chailey, BN8 4JE

Approximate Gross Internal Area = 338.0 sq m / 3635 sq ft
Garage / Storage = 59.0 sq m / 633 sq ft
Area = 397.0 sq m / 4268 sq ft

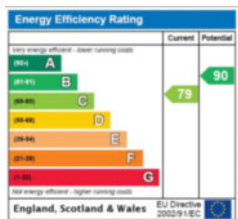


Floor Above Garage



(Not Shown In Actual Location / Orientation)
Garage

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1045043)



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.