



COACH AND HORSES LANE, DANEHILL

JACKSON-STOPS 

ROUNDWOOD
COACH AND HORSES LANE
DANEHILL
RH17 7JF

TOTAL GROSE AREA 3348 SQ FT / 310.9 SQ M

A BEAUTIFULLY PRESENTED, FIVE BEDROOM
FAMILY HOME ON A GLORIOUS PLOT IN THE
HEART OF EAST SUSSEX.



DISTANCE

HAYWARDS HEATH STATION 7.4
MILES

EAST GRINSTEAD STATION 8.5
MILES

GATWICK 17.9 MILES

BRIGHTON 20.5 MILES

(ALL MILEAGES ARE
APPROXIMATE).

FEATURES

- A wonderful double aspect kitchen / dining room
- Three reception rooms, five bedrooms and two bathrooms
- A garage with two storey, one bedroom annexe
- Mature gardens and herbaceous borders with off-street parking.

PROPERTY INFORMATION

- Services: Mains water and electricity. Private drainage and oil fired central heating
- Council Tax Band G
- EPC Rating C
- Local Authority: Mid-Sussex District Council
- Viewing: Only by appointment with Jackson-Stops, Lindfield on 01444 484400.



DESCRIPTION

Roundwood is a wonderful family home on a quiet lane in the much sought after location of Danehill.

Surrounded by the Sussex countryside the house is beautifully presented throughout, offering accommodation laid out over two floors.

Leading through the central entrance hall, there are various reception rooms and on one side is a superb double-aspect kitchen with a plethora of storage, electrical appliances and breakfast island and off the kitchen is a well appointed utility room. Across the hallway is a charming reception room used as a snug, but this would make an ideal nursery or playroom. Further along the hall is a beautiful sitting room with feature inglenook fireplace with woodburning stove and a large conservatory affording direct access to the dining terrace and views of the garden and countryside beyond.

On the first floor of the house are five bedrooms, the principal suite has a generous and luxuriously appointed ensuite bathroom. There is a family bathroom and all rooms have ample built-in storage.

Roundwood is a charming and well appointed family home, beautifully presented throughout, and viewing is highly recommended.

OUTSIDE

Roundwood is entered just off the lane into a large gravel parking area for several vehicles with direct access to the garage. A real feature of the property is the two storey annexe, with a lower ground floor offering a kitchen and sitting room and the first floor, which is above the garage, is a bedroom and bathroom, ideal as ancillary accommodation or it would make a perfect Air B&B, subject to planning consent.

To three sides of the property is the lovely garden, which offers lawned areas and mature herbaceous and perennial borders.





LOCATION

Roundwood is situated on the edge of the village of Danehill, close to Ashdown Forest in the High Weald Area of Outstanding Natural Beauty and is within easy reach of Cumnor House school and a short walk along the lane to the Coach and Horses pub. Outdoor pursuits include horse riding, golf and walking.

Comprehensive shopping can be found in Haywards Heath (7.4 miles) and East Grinstead (8.5 miles); further shopping and an excellent range of leisure and entertainment is on offer in Tunbridge Wells (16 miles) and Brighton (20 miles). Mainline rail services run from Haywards Heath to London Bridge/Victoria from 42 minutes.

The A23 is nearby and offers direct access to the motorway network, Gatwick, Heathrow and the South Coast. The surrounding countryside provides a vast range of sporting and recreational activities. Glyndebourne, Goodwood, Ardingly Showground and Plumpton Racecourse are all within reach.

The local footpaths provide a vast network of stunning walks and there are numerous excellent golf courses nearby. The Ashdown Forest is easily accessible.

There are many highly renowned schools in the area both state and private, including Cumnor House nearby, Great Walstead, Ardingly Prep and Brambletye are superb, as are Ardingly College, Worth Abbey, Hurstpierpoint College, Brighton College and Burgess Hill Girls. A number of private schools offer bus services for students which stop in the village.

DIRECTIONS

What3Words: [dating.twisty.abundance](#)

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 before you travel to view the property.



Roundwood, Coach & Horses Lane, RH17

Approximate Gross Internal Area = 202.4 sq m / 2179 sq ft
Approximate Annexe Internal Area = 80.7 sq m / 869 sq ft
Approximate Garage Internal Area = 27.8 sq m / 300 sq ft
Approximate Total Internal Area = 310.9 sq m / 3348 sq ft
(excludes restricted head height)



Ground Floor



First Floor



Annexe First Floor



Annexe Ground Floor



Annexe Lower Ground Floor

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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