CLEARWATER LANE, SCAYNES HILL

JACKSON-STOPS

GRANSDENE
CLEARWATER LANE
SCAYNES HILL
RH17 7NF

TOTAL GROSS AREA 3326 SQ FT / 308.9 SQ M

A DELIGHTFUL, FIVE-BEDROOM FAMILY HOME, WITH STUNNING COUNTRYSIDE VIEWS IN SCAYNES HILL, WEST SUSSEX.

DISTANCES

HAYWARDS HEATH STATION 3.4 MILES
LEWES 9.8 MILES
BRIGHTON 17 MILES
GATWICK AIRPORT 16.1 MILES

KEY FEATURES

- A beautifully presented, detached family home in the heart of the Sussex countryside
- A stunning kitchen/breakfast room with far reaching views
- A trile aspect sitting room with a feature brick open fireplace
- Three additional reception rooms and generous light-filled entrance hall
- Five bedrooms with three ensuite shower rooms and luxuriously appointed family bathroom
- Delightful gardens, off street parking and a detached double garage
- Stunning terraces and views across the surrounding Sussex countryside.

PROPERTY INFORMATION

- Services: Mains water, electricity and drainage and oil fired central heating.
- Council Tax Band G
- EPC Rating C
- Ultrafast FTTP broadband
- Local Authority: Mid-Sussex District Council
- Viewing: Strictly by appointment with Jackson-Stops.

DESCRIPTION

Gransdene is a beautifully present, five-bedroom family home in the centre of Scaynes Hill, with far reaching views across the countryside, whilst providing quick and easy access to all local amenities.

The property is entered via a front porch into a light and very spacious entrance hall with various rooms leading off it. To one side is a beautiful, triple aspect sitting room with large feature, brick open fireplace.

There is a stunning kitchen/breakfast room, with a large feature window affording glorious views across the garden and fields beyond, with a preparation island and a utility room off to one side of the kitchen. On the other side of the entrance hall is a guest bedroom with ensuite, a playroom, study, boot room and a cloakroom. The house is full of natural light and most rooms boast glorious views of the surrounding countryside.

Leading up the central staircase are four bedrooms; the principal bedroom suite has an ensuite shower room and wall-to-wall fitted wardrobes and a large feature window which offers views across the countryside. There are three additional bedrooms, two with ensuite shower rooms and a luxuriously appointed family bathroom.

OUTSIDE

A particular feature of the property are the incredible views. The garden wraps around the house, providing privacy and seclusion. There is a large stone terrace to the south east elevation, perfect for entertaining and offers glorious views across the Sussex countryside. There is a wide gravel driveway offering parking for several vehicles and a large double, detached garage.

LOCATION

Scaynes Hill is a lovely village in the middle of the Sussex countryside, with Haywards Heath close by and Brighton to the south. Haywards Heath has a good range of shops, restaurants and a leisure centre, meeting day to day needs; comprehensive shopping and entertainment is found at Lewes 9.8 miles), Brighton (17 miles) and Gatwick (16.1 miles).

The area offers excellent transport links; Haywards Heath mainline rail station is 2 miles distant with regular services to London Bridge/Victoria, journey time from 42 minutes. To the west, the A272 joins with the A23/M23. Gatwick airport 16.1 miles, M25 (junction 7) 26 miles; central London 45 miles.

The surrounding countryside provides a vast range of sporting and recreational activity. Glyndebourne, Goodwood, Ardingly Showground and Plumpton are all within easy reach. The local footpaths provide a large 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.

There are many highly renowned schools in the area, both state and private, including, Lindfield and Blackthorns Primary Schools, Chailey School and Oathall Community College. The local Prep schools Great Walstead, Cumnor House, Ardingly Prep and Brambletye are superb as are the local public schools including Ardingly, Hurstpierpoint College, Brighton College and Worth.

DIRECTIONS

What3Words: lived.ships.pound

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.

= Reduced headroom

Clearwater Lane, Scaynes Hill, RH17

Approximate Gross Internal Area = 259.8 sq m / 2797 sq ft
Approximate Garage Internal Area = 49.1 sq m / 529 sq ft
Approximate Total Internal Area = 308.9 sq m / 3326 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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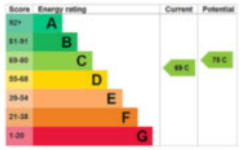

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