



Charlands, Spronketts Lane, Bolney

Guide Price **£1,395,000**

Charlands, Spronketts Lane

Description.

Charlands is a superbly presented Country House conversion that is situated on the sought after location of Spronketts Lane, Bolney.

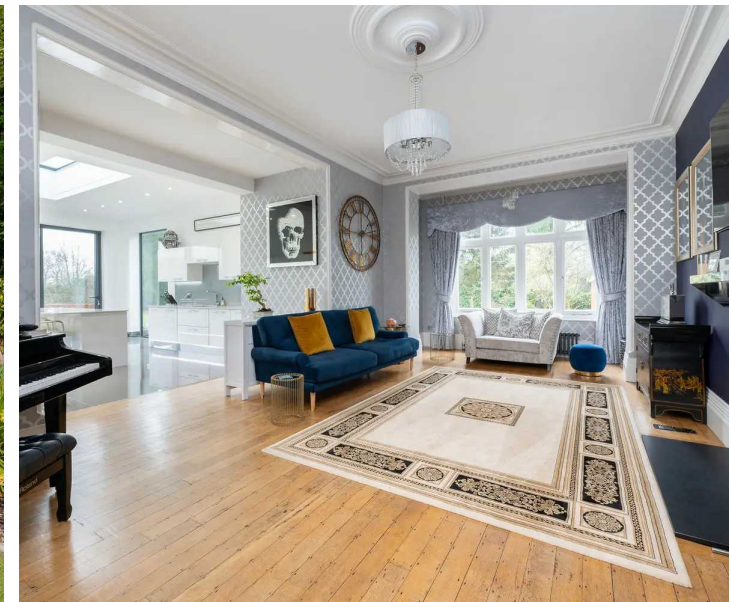
As you approach along the driveway the grand front door welcomes you and you enter into an impressive entrance lobby with ample built-in storage – essential for stowing away coats and shoes with a touch of elegance.

Beyond lies a fantastic dining hall, a real centrepiece that gives access to every corner of the ground floor, as well as being the ideal space to welcome guests gathering for a social occasion; it spans an impressive 30'2 x 17'10.

A dedicated cinema room at the rear of the property is perfect for family film nights. Adjacent to this, is a utility area and WC.

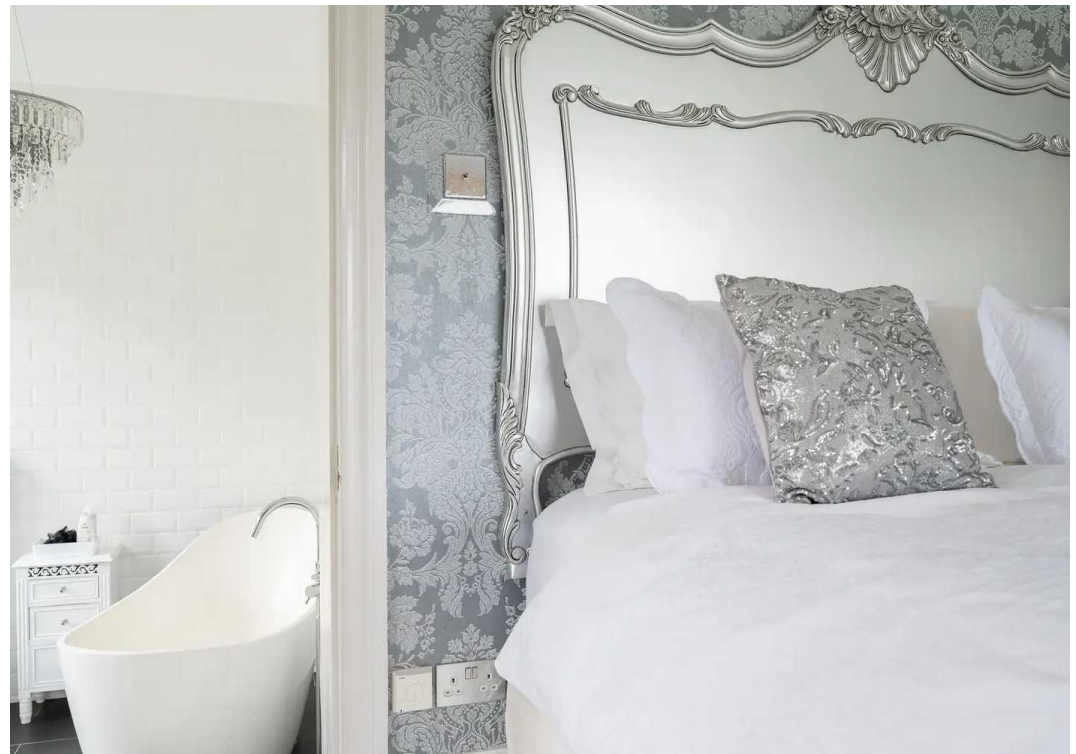
The main feature of this stunning home is the open-plan sitting room that flows into the kitchen/orangery, blending contemporary comfort with wonderfully high ceilings. A central Stovax wood-burner promises cosy evenings during the colder months and the hallway's wooden floors elegantly transition into the lounge area, creating a harmonious flow.

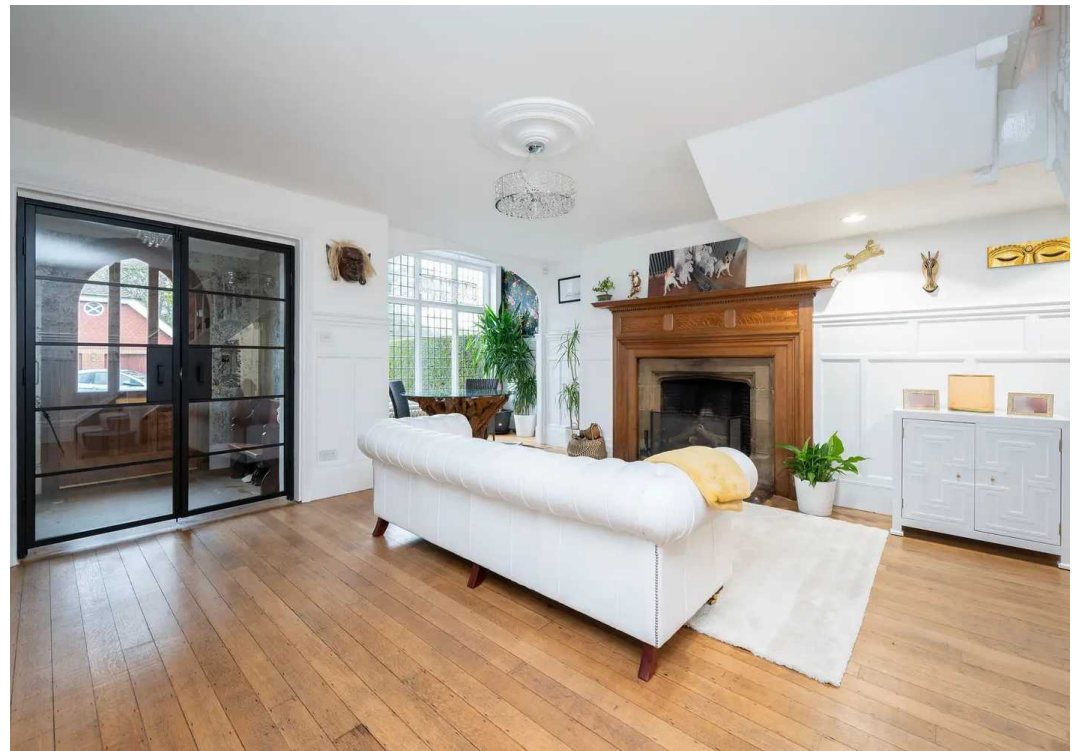
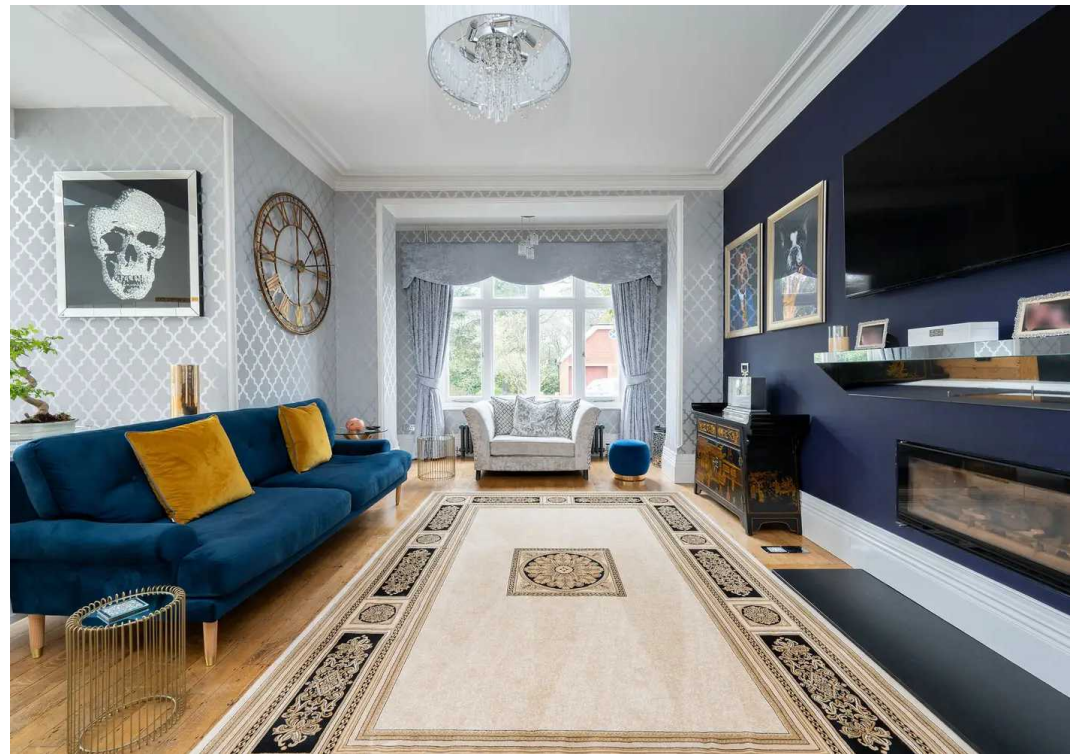
The contemporary kitchen provides a fabulous social hub and features towering windows and bi-folding doors that frame picturesque views of the impressive grounds. Tiled flooring subtly distinguishes the kitchen, and underfloor heating adds further luxury to the room.











Cont'd.

Upstairs, the grand galleried landing extends leads to four generously proportioned double bedrooms. Completing the upper floor is the family bathroom with the walk-in shower taking centre stage, complemented by vibrant tiling. This room also has underfloor heating.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

Outside:

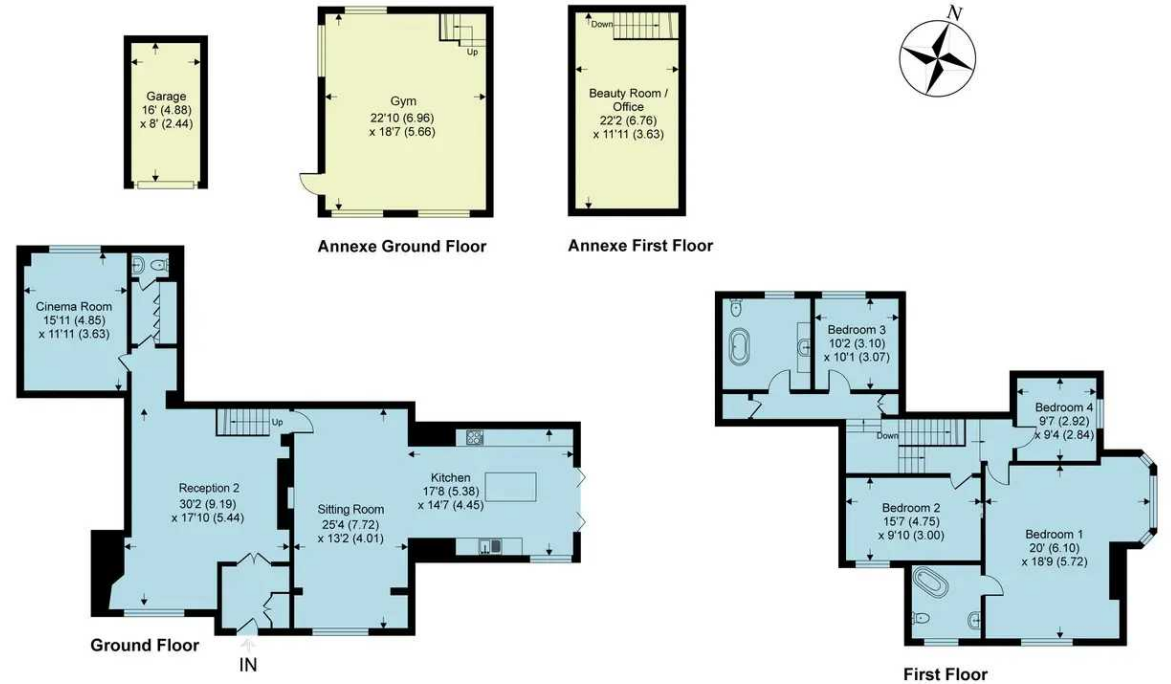
The expansive garden and landscape offers a variety of areas to enjoy, set across 1.81 acres of land. The main garden is beautifully kept with mature plants and shrubs, a hedge row boundary and an abundance of trees. To the rear of the property is a separate area of lawn which works well as a paddock if required. There are two garages on the property as well as a large private driveway offering space for around 10 vehicles,

Situation:

Set in the High Weald close to a designated Area of Outstanding Natural Beauty between the villages of Bolney and Warninglid. The village has a church, a highly regarded primary school, two popular pub/restaurants and two service stations. Bolney village falls into the catchment area for Warden Park Academy in nearby Cuckfield. The surrounding district is well served by excellent independent schools including Handcross Park, Ardingly College, Hurstpierpoint College, Great Walstead and Burgess Hill School for Girls. Cuckfield High Street is approximately 5 miles distant and the larger town centres of Horsham and Haywards Heath are each approximately 7 miles away and provide comprehensive shopping facilities and mainline services to London. Haywards Heath to London Victoria or London Bridge is approximately 47 minutes, Gatwick airport approximately 15 minutes and Brighton to the south approximately 20 minutes.

Spronketts Lane, RH17

Approximate Gross Internal Area = 229 sq m / 2467 sq ft
Approximate Garage Internal Area = 12 sq m / 128 sq ft
Approximate Annexes Internal Area = 64 sq m / 691 sq ft
Approximate Total Internal Area = 305 sq m / 3286 sq ft



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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