



THE ROUNDELL | BUNCTON LANE | BOLNEY | WEST SUSSEX | RH17 5RE

MANSELL
McTAGGART
ESTATE AGENTS SINCE 1947



An impressive five bedroom extended family home situated off a highly desirable country lane boasting a secluded south facing elevated position within private gardens and grounds of approaching approximately 4 acres. This attractive property has over recent years been well maintained and much improved by the present owners and having been tastefully extended the property has been finished to a particularly high standard and specification.





- 2,246 Sq.ft of accommodation
- Reception Hall
- Wet Room/cloakroom
- Triple Aspect Sitting Room
- Luxury Kitchen/breakfast Room
- Utility Room
- Study
- Impressive Orangery/dining Room
- Family Room
- Master Bedroom With En-suite Shower Room
- Four Further Well Proportioned Bedrooms
- Family Bathroom
- Oil Fired Central Heating To Radiators
- Security Alarm System
- Sealed Unit Double Glazed And Leaded Light Windows And Doors
- Further Scope For Enlargement Subject To Planning Permission
- Private Gardens And Grounds Approaching Approximately 4 Acres
- Three Bay Oak Framed Garaging
- Convenient Rural Location
- Far Reaching South Facing Views



The well designed living accommodation together with generous room sizes briefly comprises; a spacious **RECEPTION HALL** with tiled flooring throughout and stairs rising to the first floor, a fully tiled **WET ROOM/CLOAKROOM** with a white suite including a 'Mira' shower unit and tiled flooring throughout, an impressive **TRIPLE ASPECT SITTING ROOM (21'2 x 13'1)** with a feature open fireplace, slate hearth, mantle and ornate surround and patio doors out to the south facing gardens, a beautifully appointed **KITCHEN/BREAKFAST ROOM (16'1 x 14')** with a 'Schmidt' kitchen which includes a built in electric induction six plate hob with a vented extractor canopy above, a range of adjoining composite work surfaces with splashback and matching drawers and cupboards below, integrated freezer and eye level matching storage cupboards, built in 'Miele' coffee machine, further range of matching stainless steel integrated 'Miele' appliances including a double oven with warming drawer, microwave oven and steamer, an upright full length fridge unit, a further range of base cupboards and drawers including a pull out shelved store, a built in bottle rack, a wine cooler, a central bespoke island, stainless steel double sink unit with loop mixer tap and rinse gun, an adjoining composite work surfaces and corner wooden breakfast bar with ample space for stools under with further matching base cupboards, tiled flooring with under floor heating and door into a **UTILITY ROOM (13'1 x 6'6)** comprising; a stainless steel 'Franke' sink unit with matching mixer tap and shower gun, adjoining composite work surfaces, part tiled walls, eye level storage cupboards, space and plumbing for washing machine and tumble dryer, oil fired boiler and door to outside. There is a **DOUBLE ASPECT STUDY (13'1 x 6'6)** and an impressive **TRIPLE ASPECT ORANGERY/DINING ROOM (15'7 x 12'10)** leading from the kitchen/breakfast room, being of part brick and sealed unit double glazing with triple layer reflective glazed roofing with auto open and close settings, matching tiled flooring with under floor heating throughout, picture windows and patios doors out to the south facing rear gardens. Internal part glazed double doors lead from the Orangery/Dining Room into a separate **FAMILY ROOM (13'1 x 12'9)** with beech wood flooring throughout and an internal door back into the Utility Room.

On the first floor there is a spacious landing giving access to an insulated loft space with pull down ladder and light, **FIVE WELL PROPORTIONED BEDROOMS** including a **DOUBLE**

ASPECT MASTER BEDROOM (15' x 13'1) with south facing views across open fields and countryside, a vaulted ceiling and door through to a fully tiled **EN-SUITE SHOWER ROOM** with walk-in double shower cubicle with 'Mira' shower unit, WC, vanity unit with basin and 'Amtico' flooring. There is a fully tiled **FAMILY BATHROOM** with white suite comprising; shower cubicle with 'Mira' shower unit, Jacuzzi bath, chrome rail/radiator, circular basin, WC and 'Amtico' flooring.

Other benefits of the property include; oil fired central heating to radiators, sealed unit double glazed and leaded light windows and doors throughout, a security alarm system, coved ceiling with inset down lighting, first floor integrated speaker system, further scope for enlargement (subject to planning permission being obtained) and a convenient rural location.

OUTSIDE

From the lane the property is approached via a shared access drive leading to a gravelled private driveway entered through timber automated remote controlled electric gates with security entry intercom, ample parking, turning area and external lighting.

THREE BAY PART OAK FRAMED AND TIMBER GARAGING (29'6 x 18) situated adjacent to the driveway with security alarm. Concrete base with having one enclosed and insulated bay with work bench, two open bays, power and lighting, external sensor light, water storage butt to the rear and oil tank to the side. Potential scope for conversion into auxiliary accommodation, subject to planning permission being obtained.

GARDENS

Adjacent to the parking area there are a number of well established trees, plant borders and beds with a lawn beyond and outside water tap. There is an Indian stone path adjacent to the house leading to the rear of the property where there is an Indian stone patio area with steps leading down to lawned areas and west to a further seating/alfresco patio area being well screened with shrub and hedgerow borders with external lighting with water feature and small pond with stream effect. There are numerous plant borders and beds with external power points. The remainder of the garden being an open expanse of lawn and grass land with

a number of mature trees and fenced boundaries. The rear gardens benefit from wonderful far-reaching views of open countryside towards the South Downs.

To the west of the house there is a further area of lawn with plant borders and beds, a garden shed/store with power and a **WORKSHOP/STORE** with power and lighting, lockable double doors on entry and window. All being fully enclosed and offering a high degree of privacy and seclusion with a number of specimen trees, hedgerow and fenced boundaries.

There is a footpath next to the driveway leading east away from the house.

EPC rating: E

SERVICES

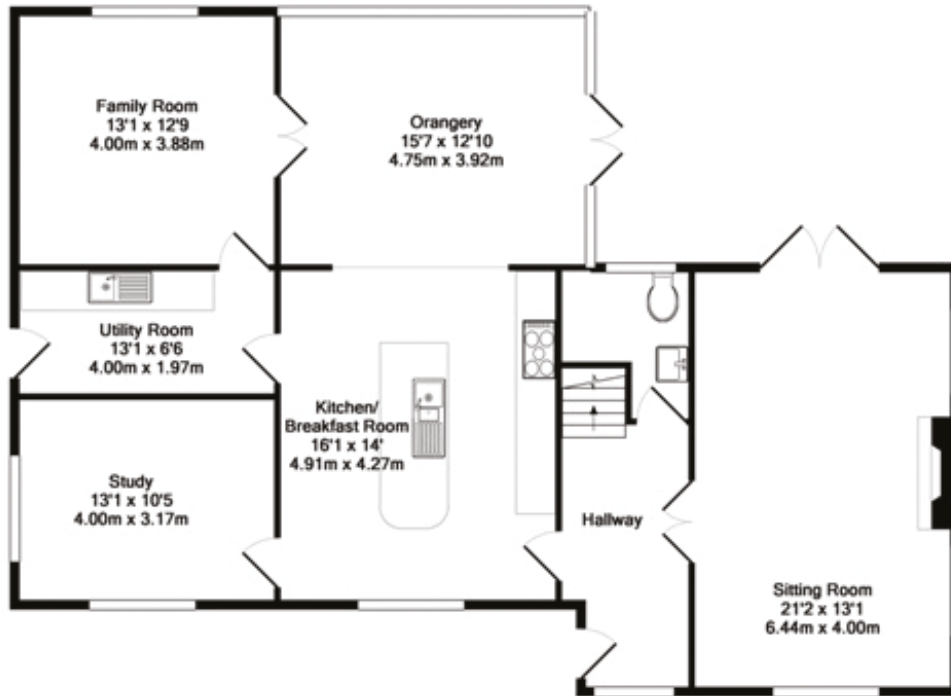
Mains electricity and water, private drainage, oil fired central heating to radiators. Hive remote control heating and hot water.

LOCATION

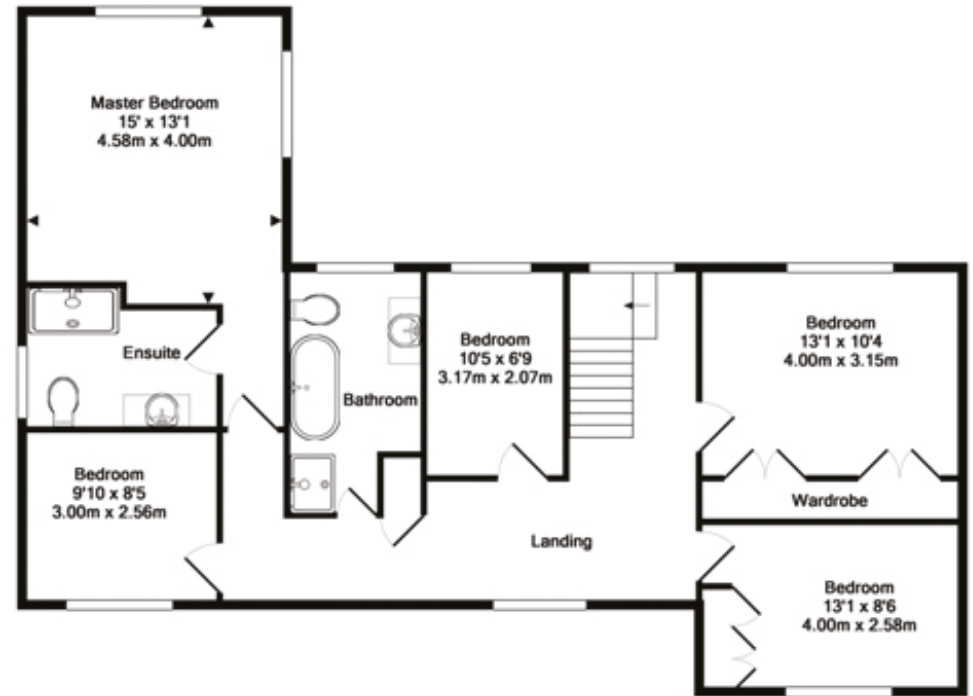
'The Roundell' is situated alongside Pickwell Rural Estate occupying an elevated position off this quiet country lane situated east of the village away from main roads and surrounded by open countryside enjoying a delightful rural setting. Cuckfield and Bolney are villages conveniently located nearby with a selection of local shops for everyday needs. Just over four miles to the east, a more extensive range of shopping, leisure and recreational facilities are available in Haywards Heath. Haywards Heath also offers a fast and frequent 45 minute rail service to London (Victoria/ London Bridge and the south coast (Brighton City Centre 15 minutes). Schools are well represented within the area including the highly regarded Warden Park secondary school at Cuckfield and Hurstpierpoint College (just 10 minutes distant). By road, access to the major surrounding areas including Gatwick Airport, London and the south coast can be gained via the A272 and A23, the latter being half a mile in distance and connecting with the M23/25 motorway network. Brighton City Centre is approximately 12 miles to the south with its excellent shopping and recreational facilities.



THE ROUNDELL • BUNCTON LANE • BOLNEY • WEST SUSSEX • RH17 5RE



Ground Floor
Approx. Floor
Area 1234 Sq.Ft.
(114.6 Sq.M.)



1st Floor
Approx. Floor
Area 1012 Sq.Ft.
(94.0 Sq.M.)

Total Approx. Floor Area 2246 Sq.Ft. (208.6 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2010

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

DIRECTIONS

Travelling from London, south of the M23 towards Brighton, proceed onto the A23 pass Crawley and Handcross. Approximately four miles on, ignore the first sign to the village and take the next slip road signposted Haywards Heath to the A272 turning left onto the A272 continue for approximately one third of a mile take the first left turning into Buncton Lane. 'The Roundell' can be found by taking the first right turn into the private drive, by the side of Pickwell Lodge, where the property is situated at the top of the drive on the right hand side.



VIEWING STRICTLY BY APPOINTMENT WITH MANSSELL McTAGGART CALL 01444 417600

THE NOOK, HIGH STREET, CUCKFIELD, WEST SUSSEX RH17 5JX

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.