



Gilletts Mead

Lewes Road, Scaynes Hill, West Sussex. RH17 7NG



Mark Revill & Co

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£1.15 million

Gilletts Mead is an impressive Grade II listed 16th Century country home set in beautiful west facing grounds extending to almost 3 acres. The exceptionally well presented accommodation is arranged over three floors extending to over 3,000 square feet and has a wealth of features synonymous of the period including exposed ceiling and wall timbers, 2 fine inglenooks and latched internal doors. This splendid home incorporates 5 bedrooms including a superb double aspect master bedroom suite with walk-in wardrobe and shower room, further bathroom and refitted ground floor shower room, a fine triple aspect sitting room over 21 feet in length with inglenook and wood burning stove, an excellent hardwood double glazed conservatory enjoying a delightful outlook over the gardens, separate dining room, comprehensively fitted kitchen/breakfast room with painted shaker style units, granite work surfaces complete with Neff appliances, a useful utility room and an extensive cellar. There is a detached oak framed double garage and workshop with self contained suite at first floor level ideally suitable as an annexe or home office complete with kitchen and shower room. Electrically operated timber gates provide access to a tarmac drive and turning area in front of the garage and the beautifully maintained grounds extend primarily to the rear of the house enjoying a favoured westerly aspect arranged as wide sweeping lawns planted with a variety of mature trees and shrubs including a colourful array of rhododendrons dissected by a stream with timber bridge and a five bar gate providing access to an adjacent wild flower meadow with a natural pond to the far corner.

Gilletts Mead occupies a rural location on the southern edge of Scaynes Hill which offers a highly regarded primary school, restaurant, church, village hall and convenience store. Haywards Heath is 3.5



miles to the west and offers a wide range of shops, an array of restaurants, a modern leisure centre, Sainsbury's and Waitrose superstore and a mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies 9 miles to the west providing a direct route to the motorway network, Gatwick Airport is 16.5 miles to the north and the cosmopolitan city of Brighton is 15.7 miles to the south. There are a number of well regarded schools and colleges both private and public within the locality including Cumnor House, Great Walstead, Burgess Hill School for Girls, Ardingly College and Hurstpierpoint College. There are a network of footpaths in the locality linking nearby Chailey Common whilst the South Downs National Park and Ashdown Forest are within a short drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Entrance Porch Oak panelled front door to dining room.

Sitting Room 22'3" x 15' (6.78m x 4.57m) A fine triple aspect room with handsome inglenook with oak bressumer, Vigilant cast iron multi-fuel burner, natural stone hearth. Exposed wall and ceiling timbers. TV aerial point. 2 radiators. Glazed panelled doors to:

Double Glazed Orangery 12'8" x 12'6" (3.86m x 3.81m) Hardwood frame with pine clad ceiling incorporating double glazed lantern. Natural stone floor. Radiator. Double glazed casement doors to rear garden.

Snug 10'3" x 6'5" (3.12m x 1.96m) Exposed wall and ceiling timbers. 2 wall light points. Radiator.

Inner Hall Door to cellar. Stairs to first floor. Exposed wall and ceiling timbers.

Dining Room 13'9" x 11'0" (4.19m x 3.35m) Fine inglenook with oak bressumer, natural stone hearth and cast iron wood burner. Exposed wall and ceiling timbers. 2 fitted display cabinets with illuminated glass shelving and base cupboards. Radiator. Timber effect Karndean flooring. Door to:

Kitchen/Breakfast Room 16'8" x 11'10" (5.08m x 3.61m) Comprehensively fitted with a quality range of painted shaker style units with granite work surfaces and upstands complete with Neff appliances comprising inset bowl and a half enamel sink, extensive work surfaces, cupboards, drawers, bin storage, integrated **freezer** and **dishwasher** under. **2 built-in electric ovens**, drawer under, cupboard over. Integrated **fridge, microwave oven** and cupboard over. Range of display shelving. Radiator. Engineered wood flooring.

Rear Lobby Large built-in coats/storage cupboard. Exposed wall and ceiling timbers. Engineered wood flooring. Door to rear garden.

Utility Room 10'2" x 8'6" (3.10m x 2.59m) Inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and appliance space under with plumbing for washing machine. **Fridge**. Tall storage cupboard. Matching worktop, storage space beneath. Wall cupboards. Open shelved wall unit. Oil fired boiler. Engineered wood flooring.

Shower/Cloakroom Refitted with fully tiled glazed shower cubicle, close coupled wc, basin with single lever mixer tap, cupboard beneath. Heated chromium ladder towel warmer/radiator. Extractor fan. Part tiled walls. Electrically heated tiled floor. Exposed ceiling timbers.

Cellar 21' x 14' (6.40m x 4.27m) *widening to 20'4" (6.2m)* Ideally suitable as a **workshop/studio and wine store**. Restricted ceiling height. Light and power points.

FIRST FLOOR

Landing Exposed wall and ceiling timbers.

Master Bedroom 16'10" x 15'3" (5.13m x 4.65m) *plus 310" (1.17) dormer*. Feature brick fireplace and hearth with oak bressumer. Eye level storage and recess for TV. Dormer window flanked by shelved linen cupboard and airing cupboard housing pre-insulated hot water cylinder with light point. Recessed area with light point and door to: large walk-in **wardrobe/dressing room** 13'2" (4.02) in length with light and power point.

En Suite Shower Room Fully tiled glazed shower, wc with concealed cistern, shaped basin with mixer tap, cupboards and drawer under. 2 wall light points. Heated chromium towel warmer/radiator. Exposed ceiling and wall timbers. Velux double glazed window. Tiled floor.

Bedroom 2 12' x 11'10" (3.66m x 3.61m) Red brick fireplace, natural stone hearth and oak bressumer. Exposed wall and ceiling timbers. Radiator.

Bedroom 5 10' x 6'7" (3.05m x 2.01m) *plus deep door recess*. Double aspect. Exposed ceiling and wall timbers. Radiator.

Bathroom White suite comprising bath with mixer tap and independent shower over, wc with concealed cistern, basin with mixer tap, cupboard beneath. 2 wall light points. Heated chromium ladder towel warmer/radiator. Fully tiled walls. Electrically heated tiled floor.

TOP FLOOR

Landing With deep window seating. Velux double glazed window. Hatch to loft space. Wall light point. Radiator.

Bedroom 3 20'6" *into dormer window* x 15' (6.25m x 4.57m) A delightful split level double aspect room. Exposed ceiling and wall timbers. Concealed eaves storage cupboards. Raised **study/dressing area** enjoying outlook over the garden with built-in sofa/bed with storage beneath, range of further storage cupboards and desk/dressing table unit and open shelving. Radiator.

Bedroom 4 13'9" x 12'10" (4.19m x 3.91m) Double aspect with sloping ceilings to either side. Exposed ceiling and wall timbers. Built-in wardrobe. Range of eaves storage cupboards. Radiator.

OUTSIDE

Oak Framed Double Garage and Workshop with First Floor Annexe/Studio

Workshop 25'9" x 9'7" (7.85m x 2.92m) Double doors. Wall mounted gas boiler. Fitted bench. Radiator. Light and power points. Electrical supply to greenhouse and shed.

Double Garage 19'2" x 19'2" (5.84m x 5.84m) Double doors. Light and power points. Water tap. Exterior wooden steps to:

Annexe/Studio 28'9" x 12'4" (8.76m x 3.76m) Sloping ceiling to either side incorporating double glazed velux window. Telephone point. TV/Satellite aerial point. 2 radiators.

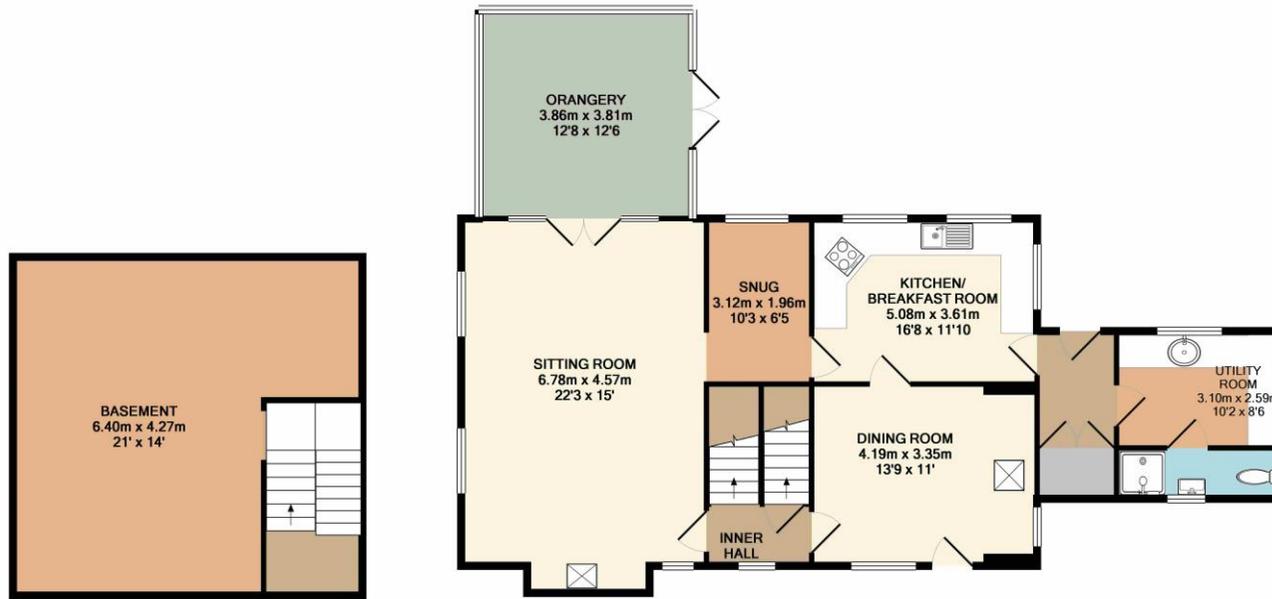
Kitchen Area With inset stainless steel bowl with mixer tap, adjacent L shaped worktops, cupboards, fridge beneath.

Shower Room Fully tiled glazed shower, wc with concealed cistern, basin with single lever mixer tap. Ceiling downlighters. Fully tiled walls. Tiled floor.

Drive and Parking Area Approached by electronically operated tall timber gates.

Delightful Grounds extend to about **3 acres**. The beautiful gardens are arranged principally to the rear of the house enjoying a favoured westerly aspect. Arranged as wide sweeping lawns interspersed with a variety of clipped rhododendrons and pruned specimen trees including eucalyptus, oak, ash and willow including a variety of fruit trees, dissected by a natural fed brook with timber bridge. **Greenhouse. Shed**. Brick well with tiled canopy. Wide brick paved sun terrace extending to the width of the house. Neat flower and shrub borders to either side of the drive, level lawn to the front with further lawn planted with a variety of trees including a mature yew. To the east side of the gardens is a **wild flower meadow** enclosed partially by post and rail fencing screened by evergreen trees with a natural pond in the far corner.



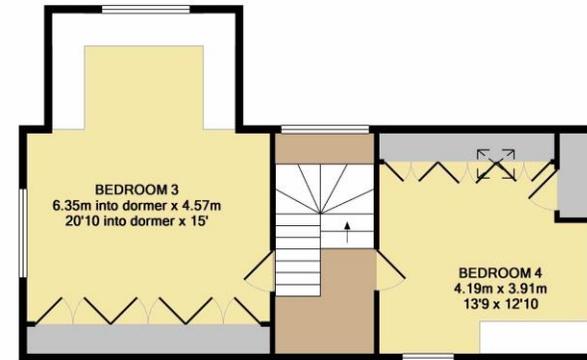


BASEMENT LEVEL
APPROX. FLOOR
AREA 40.8 SQ.M.
(439 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 99.2 SQ.M.
(1068 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 78.4 SQ.M.
(844 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 53.2 SQ.M.
(572 SQ.FT.)
TOTAL APPROX. FLOOR AREA 271.6 SQ.M. (2923 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and fittings 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 a guide only by prospective purchasers. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
haywardsheath@markrevill.com

