



East Lodge

Fryland Lane, Wineham, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached four bedroom family home located in a beautiful rural West Sussex hamlet

A handsome sensitively-extended period country home, sensitively combining modern amenities and quality fixtures and fittings with features including sash glazing and high ceilings. It is located within easy reach of local village and town centre amenities and a train station with journey times to central London of around an hour.



3 RECEPTION ROOMS



4 BEDROOMS



**2 BATHROOMS
1 CLOAKROOM**



PRIVATE PARKING



GARDEN



FREEHOLD



RURAL



2,480 SQ FT



**GUIDE PRICE
£1,195,000**



The property

East Lodge is an attractive part tile-hung period family home, sensitively extended to offer more than 2,400 sq ft of light-filled, flexible accommodation arranged over three floors. Configured to provide an elegant and practical living and entertaining environment maximising the views over the garden and woodland beyond, the accommodation flows from a welcoming part-panelled entrance hall with wooden flooring. It opens into a wooden-floored family room with a fireplace, opening in turn to an inner hall. It has a useful cloakroom and gives access to a dual aspect sitting room with painted wooden flooring and a fireplace with woodburning stove flanked on each side by bespoke shelving, a through boot room with terrace access and a large wooden-floored kitchen/family room. The kitchen has a range of bespoke wall and base units, a large zinc-topped central island with a breakfast bar and wine chiller, complementary work surfaces, tiled splashbacks, a Rayburn cast iron stove and modern integrated appliances. It opens on one side into a family area with full-height glazing and French doors to a garden terrace and on the other to a

triple aspect orangery-style conservatory/dining room with a vaulted glazed roof, patterned tiled flooring and feature picture glazing incorporating French doors to a garden terrace.

Stairs rise from the entrance hall to a spacious first floor landing. It gives access to a dual aspect principal bedroom with a fitted dressing room, three further double bedrooms, and a modern family bathroom with contemporary freestanding bath and separate shower enclosure. One of the bedrooms incorporates a spiral staircase leading up to a vaulted attic room, suitable for a variety of uses. A separate staircase rises from the landing to a large vaulted second floor bathroom with freestanding rolltop bath.



Outside

Set behind mature hedging and having plenty of kerb appeal, the property is approached through double wooden electric gates over a gravelled driveway providing private parking. The generous well-maintained garden surrounding the property is laid mainly to level lawn interspersed with mature trees and bordered by well-stocked flower and shrub beds. It features numerous seating areas, a paved barbecue area, a raised wraparound decked terrace accessible from the boot room and kitchen/family room and a further raised decked terrace off the conservatory/dining room, the whole enjoying easy access to peaceful surrounding woodland and its walks.

Location

The West Sussex hamlet of Wineham has a pub. Henfield village offers independent shopping, a supermarket, churches, inns, a library, primary school, health centre and sports/leisure centre. More comprehensive amenities can be found in Hurstpierpoint, Hassocks, Burgess Hill, Haywards Heath, Horsham and Brighton. The wider area offers superb outdoor and sporting opportunities: Woods

Mill Nature Reserve and the South Downs National Park provide miles of walking, cycling and riding routes, Wickwoods Country Club has tennis, spa and fitness facilities, and there are several race courses, numerous golf clubs, polo and equestrian grounds and sailing off the south coast. Transportation links are excellent: the A23 links to the M23 and motorway network, and Hassocks station (6.8 miles) provides mainline services to central London in around an hour.

The area offers a wide range of state primary and secondary schooling including St Paul's Catholic College (rated Outstanding by Ofsted) together with independent schools including LVS Hassocks and Hurstpierpoint College.



Distances

- Wineham 0.4 miles
- Henfield 3.9 miles
- Woodmancote 4.1 miles
- Hurstpierpoint 4.3 miles
- Hassock 6.0 miles
- Burgess Hill 9.5 miles

Nearby Stations

- Hassocks
- Haywards Heath
- Burgess Hill

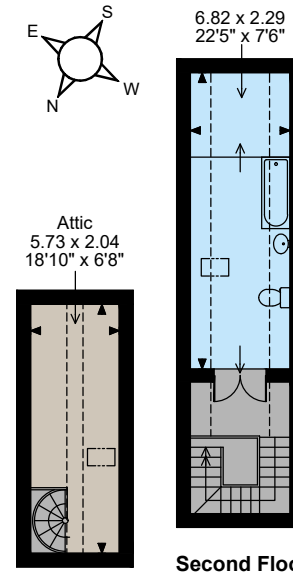
Key Locations

- Woods Mill Nature Reserve
- Nymans Gardens
- St Leonards Gardens
- South Lodge Spa
- South Down National Park

Nearby Schools

- St Paul's Catholic College
- Hurstpierpoint College
- Burgess Hill School for Girls





The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 2,480 sq ft (230 sq m)

Sheds internal area 88 sq ft (8 sq m)

Total internal area 2,568 sq ft (238 sq m)

For identification purposes only.

Directions

BN5 9BS

what3words: ///bowhead.never.mavericks

General

Local Authority: Horsham District Council

tel: 01403 215100

Services: Mains water, electricity, oil fired central heating, Private drainage which may not be compliant to current regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

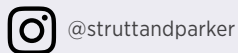
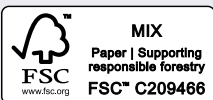
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