



Freshfield Manor

West Sussex

A generous country residence on a quiet country lane with stunning uninterrupted views over and beyond your own 27.53 acres of rolling parkland, woodland and lake. The 6 bedroom home has two cottages, large barn, several outbuildings and swimming pool

Freshfield Manor, Ketches Lane, Danehill, West Sussex RH17 7NR

Lindfield 3.6 miles, Haywards Heath station 5.1 miles (London Bridge 46 minutes, London Victoria 51 minutes), Lewes 11.2 miles, Brighton 18.6 miles, London Gatwick Airport 15.9 miles, central London 41.5 miles

Features:

Porch | Reception hall | Drawing room | Sitting room
Sunroom | Dining room | Kitchen/dining/family room | Pantry
Utility room | Log store | 2 cloakrooms | Cellar | 6 bedrooms
3 en suite | Family shower room | Garden | Outbuilding with
double garage and 2 bedroom annexe | Garden store
Swimming pool and pool house | Further 2 bedroom cottage
Water tower | Tractor barn | Gatehouse/store | Field shelter

27.53 acres in all





The Property

Freshfield Manor is a unique family residence offering a main house with more than 4,400 sq. ft. of very versatile, easy flowing accommodation over two floors. The whole house takes full advantage of the stunning panoramic views over its land to the South Downs.

Configured to provide an ideal family and entertaining environment, combining modern amenities and quality fittings with period features including leaded casement glazing and original fireplaces, the accommodation flows from a welcoming angled porch and a spacious wooden-floored reception hall with cloakroom. It comprises a sitting room with feature open fireplace, bespoke storage and a secret door to an inter-connecting log store, a drawing room with parquet flooring and a feature open fireplace, opening at one end to a sunroom and at the other having double doors to the dining room, both with French doors enjoying the superb views and leading to the rear terrace.

The ground floor is completed by the large remodelled kitchen/dining/family room with luxury integrated features and appliances including Quooker tap, American style freezer and two refrigerated drawers in the central island. This stunning kitchen has an extensive range of wall and base units and large central island with breakfast bar, a double Belfast sink and an integrated wine chiller. There is a door to a side hall with a useful second cloakroom and a fitted utility room. The remaining space has a dining area with fitted cabinets and space for a sizeable table and a beamed seating area with French doors to the rear terrace, again taking advantage of the views. The property also benefits from generous cellarage.

On the first floor, the rear aspect principal bedroom with feature fireplace with woodburning stove, fitted wardrobes and a contemporary en suite bathroom with beautiful roll top bath and separate shower/steam room. Five further generous bedrooms, one with en suite bathroom and another with en suite shower room, together with a modern family shower room.











Outside

Approached from a quiet lane and well away from main roads, the wrought iron electric gates open to the large gravel driveway providing extensive parking and leading to the double garage and an annexe.

The annexe provides additional accommodation which includes an entrance hall, cloakroom, a sitting room, and a fitted kitchen, with stairs rising to two first-floor double bedrooms and a family shower room and private garden area.

There is a further detached cottage currently used by the housekeeper consisting of a further 2 bedroom, open plan kitchen/family/sitting room, bathroom and an enclosed garden area.

The Gatehouse and a decommissioned water tower both offer scope for conversion to provide a gym and home office, and there is a substantial tractor barn on the disused tennis court providing plenty of storage.

The generous surrounding parkland gardens are laid to lawn providing a tranquil space with uninterrupted views, a croquet lawn and a swimming pool with pool house with very useful further storage below. there is a beautiful lake and a stream which runs through the private Bluebell woodland allowing country walks on your doorstep and a perfect space to keep cool on a hot summers day.

The land extends to 27.53 acres and is predominantly fenced.

Location

The property is located in tranquil setting off a quiet country lane. The picturesque village of Lindfield to the west has a pretty tree-lined High Street with a good selection of independent shops, cafés and restaurants, a Post Office, numerous pubs, a parish church, primary school and golf course. Haywards Heath, and further afield Lewes and Brighton all offer comprehensive shopping and recreational

facilities.

Located in an area of Outstanding Natural Beauty, the surrounding countryside provides a large network of local walks together with

amenities including Glyndebourne, Goodwood, Ardingly Showground, Plumpton, reservoirs for water sports and numerous golf courses.

Communications links are excellent: Haywards Heath mainline station provides frequent services to London and the A23 gives fast access to Gatwick, Brighton, the M23/M25 and motorway network.

There are an excellent selection of preparatory and public schools in the area, including the nearby Cumnor House, Great Walstead, Ardingly College, Worth School, Handcross School, Brighton College, Brambletye and Hurstpierpoint College.

Directions

What3words: ///popular.pioneered.shaped - will take you to the gated entrance.

General Information

Guide Price £3,750,000

Tenure

Freehold

Local Authority

Mid-Sussex District Council

Council Tax

Band H





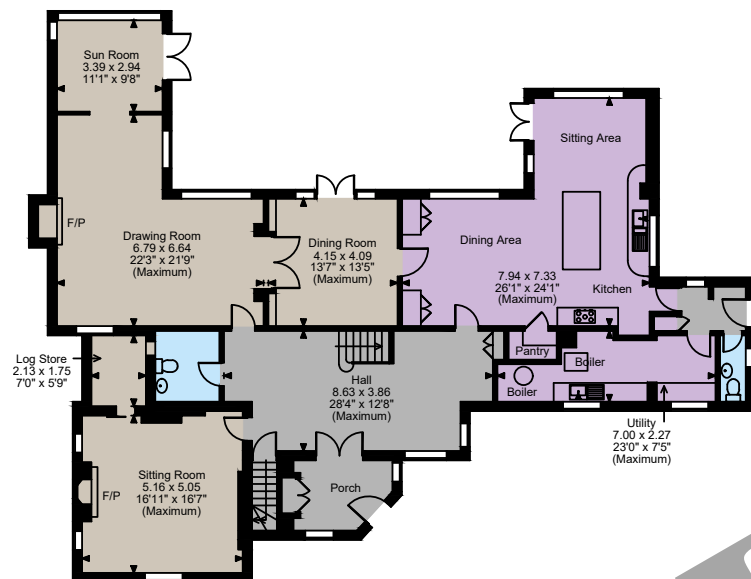
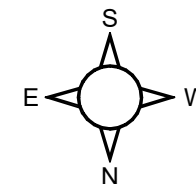
Floorplans for Freshfield Manor, Ketches Lane, Haywards Heath

Annexe 1 internal area 767 sq ft (71 sq m)

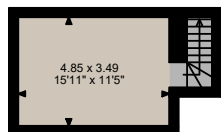
Annexe 2 internal area 1,224 sq ft (114 sq m)

Balcony external area = 88 sq ft (8 sq m)

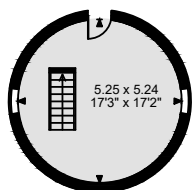
Total internal area 10,060 sq ft (934 sq m)



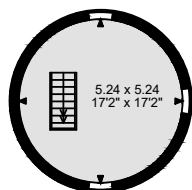
Ground Floor



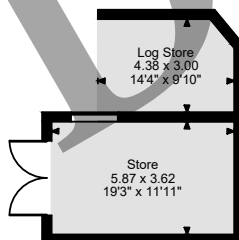
Cellar



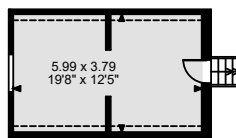
**Water Tower
Ground Floor**



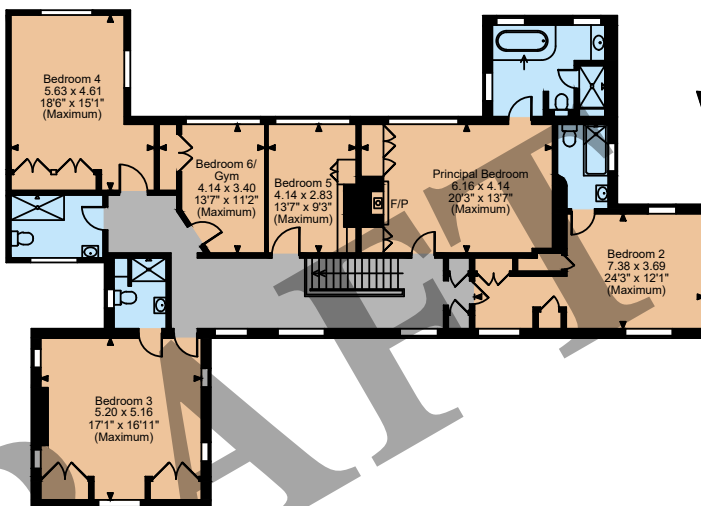
**Water Tower
First Floor**



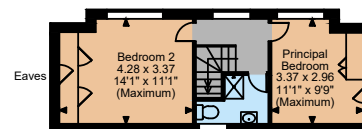
Gate House



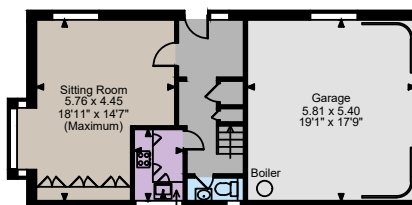
Floor Above Gate House



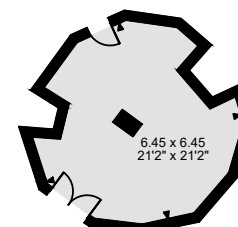
First Floor



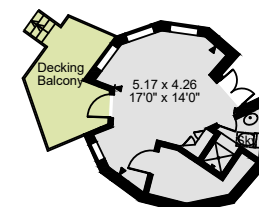
**Annexe 1
First Floor**



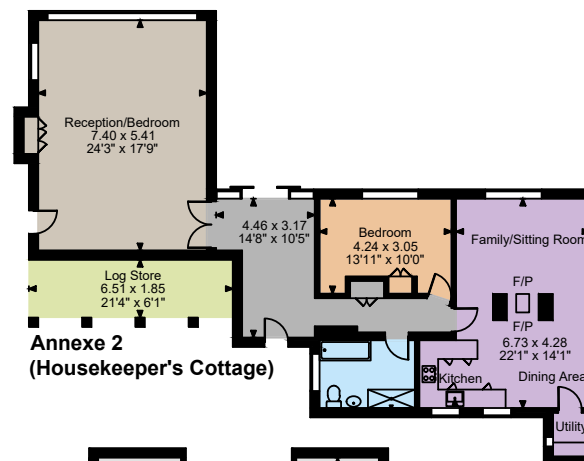
**Annexe 1
Ground Floor**



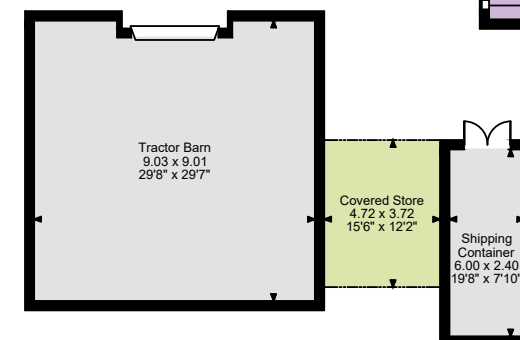
**Pool Building
Ground Floor**



**Swimming Pool Building
First Floor**



**Annexe 2
(Housekeeper's Cottage)**



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

□□□□ Denotes restricted head height

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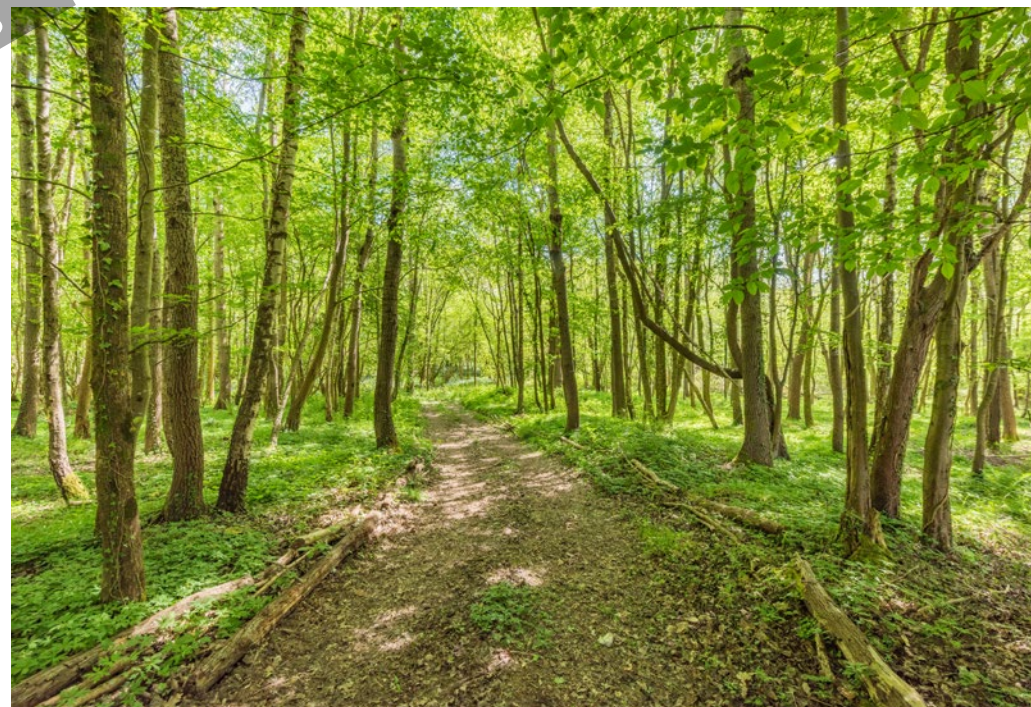
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