

Bullswood Lodge,
Long House Lane, Warninglid
West Sussex



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An impressive and beautifully appointed four-bedroom detached residence offering versatile accommodation, a magnificent vaulted garden room, detached garaging, and generous grounds in a desirable West Sussex village setting

Property

Bullswood Lodge is an exceptional detached family home offering nearly 3,000 sq ft of stylish and well-appointed living space, arranged over two generous light-filled floors. The property seamlessly blends modern comfort with characterful architectural features.

The ground-floor accommodation is arranged around a welcoming central reception hall with solid wood flooring, shower room and utility room, leading into an open-plan formal dining area with garden views. The generous triple-aspect sitting room provides a comfortable retreat, complete with an inset wood-burning stove and bi-fold doors opening to the garden. The contemporary kitchen is fitted with a comprehensive range of units, sleek stone worktops, a central island with wine cooler and walk-in pantry. Directly adjoining is a spectacular vaulted garden room featuring exposed brickwork, substantial oak trusses, multiple roof lights and bi-fold doors, creating a seamless connection with the garden. A dedicated study and separate family room, both with attractive bow windows, complete the ground floor.

Upstairs, the first floor features a generous principal bedroom suite with exposed timbers, fitted dressing room and en suite bathroom. One additional bedroom benefits from an en suite bathroom, while the remaining bedrooms are served by two attractive family bathrooms, one with a freestanding bath.



Outside

The property is approached via a secure gated entrance opening onto a vast driveway providing parking for numerous vehicles, alongside a substantial detached garage with adjoining store. To the rear, an extensive stone-paved terrace provides an excellent setting for outdoor dining and entertaining. The formal gardens are laid mainly to lawn with mature trees and established borders, with a five-bar gate leading through to an adjoining meadow and paddock, providing a wonderful rural outlook.

Location

Bullswood Lodge enjoys a peaceful rural setting on the edge of the small Sussex village of Warninglid, which offers a traditional pub and village hall. Everyday amenities are available in nearby Cuckfield and Bolney, while Haywards Heath and Horsham provide a comprehensive range of shopping, dining and leisure facilities. The area is particularly well served by independent schools, including Ardingly College, Hurstpierpoint College, Cumnor House School and Burgess Hill Girls, with Brighton College also within reach.

Transport connections are excellent, with Haywards Heath station providing fast and regular services to London Victoria and London Bridge, and the A23/M23 offering direct access to Brighton, Gatwick Airport and the M25. The surrounding countryside, including the High Weald and South Downs, provides extensive opportunities for walking, riding and outdoor pursuits.

Postcode region: RH17

General

Local Authority: Mid Sussex District Council
Services: Mains electricity and water. Oil fired central heating. Private drainage (we understand it is compliant with current regulations)
Council Tax: Band B
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3,531 sq ft (328 sq m)
4 reception rooms, 4 bedrooms
3 bathrooms
Detached garage
1.23 acres
Freehold | Rural

Guide price £1,695,000



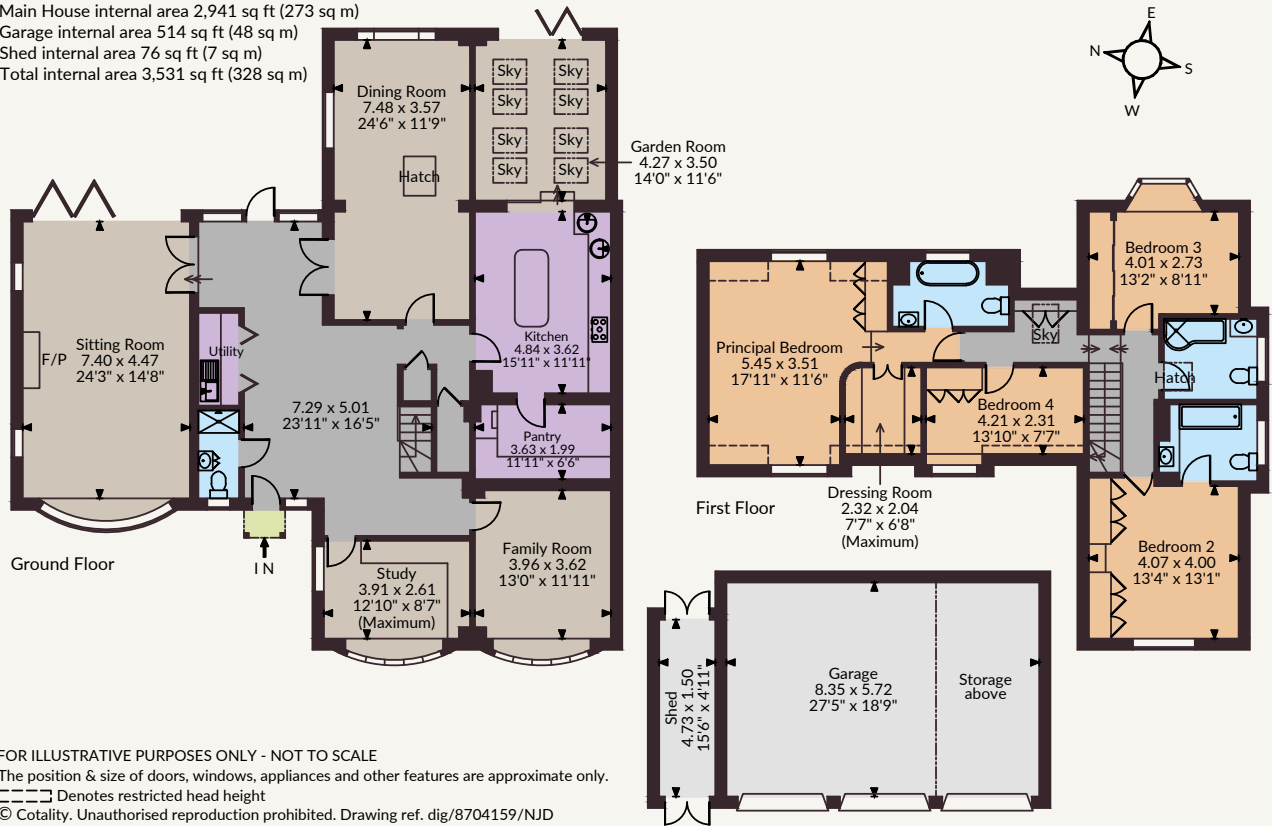
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Main House internal area 2,941 sq ft (273 sq m)

Garage internal area 514 sq ft (48 sq m)

Shed internal area 76 sq ft (7 sq m)

Total internal area 3,531 sq ft (328 sq m)



Strutt & Parker Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565 | guildford@struttandparker.com



@struttandparker struttandparker.com

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