



Harpscot, Slaugham Lane, Warninglid, Haywards Heath  
West Sussex

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# Harpscot Slaugham Lane, Warninglid, Haywards Heath, West Sussex RH17 5TH

A charming and characterful period property with delightful garden situated in a highly regarded rural village

Cuckfield 4.3 miles, Haywards Heaths mainline station 6 miles (Victoria and Thameslink to London Bridge from 42 minutes), Horsham 6.8 miles, London Gatwick Airport 13.8 miles, Brighton 16.5 miles, Guildford 28 miles, Central London 39 miles

Reception hall | Sitting room | Family room  
Conservatory | Kitchen/breakfast room  
Ground floor bedroom 4 / Study | Wet room  
Principal bedroom with en suite shower room  
2 Further bedrooms | Family bathroom | Double garage | Shed | Garden | 0.35 acre | EPC rating F

## The property

With its attractive architecture featuring stone and tile-hung elevations, distinctive chimney and decorative spire, Harpscot is an appealing property which offers historic character combined with modern attributes. The house dates from 1812 with a more recent, beautiful and sympathetic extension added in 2014. The enchanting, arched entrance portal opens into a reception hall which features rustic terracotta floor tiling and an exposed stone wall and gives access into two of the four versatile-use reception areas. The family room benefits from the warming ambience of a wood-burning stove, with arched recesses to either side of the fireplace housing cabinetry and display shelving. There is a study with French doors linking to a south-facing terrace, at the moment it is a study but can make a fourth bedroom with an

adjacent wet room and with the potential to be self-contained. A sitting room for relaxed downtime which offers a route into the light-filled conservatory where views and access to the garden can be enjoyed throughout the seasons. Steps rise up from the sitting room into the kitchen/breakfast room which has a red Aga stove at its heart and features Shaker-style cabinetry, granite worksurfaces, and a geometric peninsular which forms a stylish divide to the breakfast area.

On the first floor, the principal bedroom enjoys an elevated outlook to the adjoining landscape and has access to a smart en suite shower room. There are two further bedrooms on the upper level, both with fitted wardrobe storage, and a family bathroom with modern fittings, which complements the shower/cloakroom facility situated on the floor below.

## Outside

The garden at Harpscot is beautifully landscaped and maintained providing a secluded outdoor sanctuary with the rear margin adjoining glorious open countryside. Paved terracing to both sides and the rear of the house, and with step level changes, create interest and offer opportunities for outdoor seating, dining and relaxation in various spots within the grounds. There are areas of lawn framed by attractively planted borders, clipped hedging and architectural shrubs and pathways which provide a journey through the garden. A driveway to the side of the plot provides parking and access to the detached double garage with a timber gate in fencing opening to a pathway leading across to the house which sits centrally within its plot. All set in 0.35 acre.

## Location

The property is situated in the picturesque village of Warninglid which is set within the High Weald Area of Outstanding Natural Beauty and The village has a cricket field, a recreation/play area, village hall and a popular public house. A wealth of public footpaths leading you to the local village of Bolney and Lower Beeding.

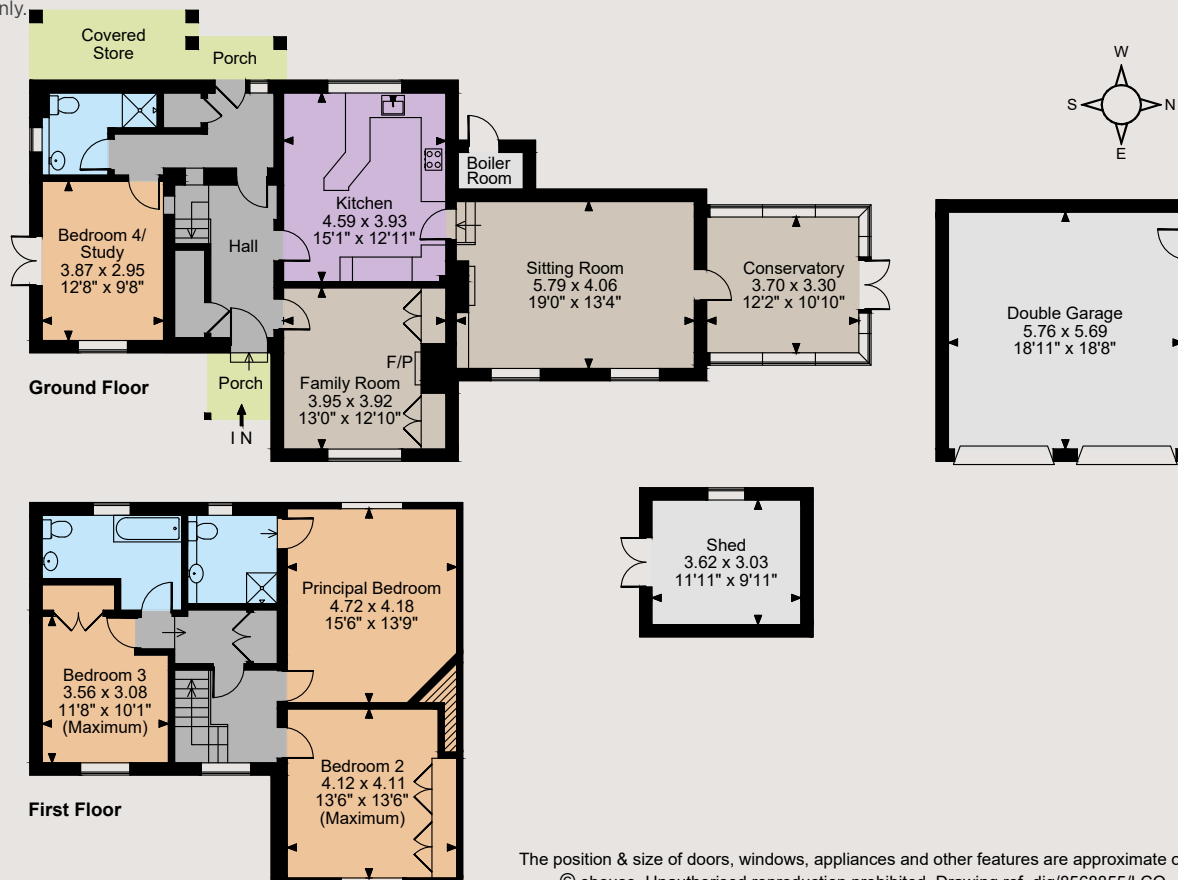






## Floorplans

Harpescot, Slaugham Lane, Warninglid  
Main House internal area 1,936 sq ft (180 sq m)  
Double Garage internal area 353 sq ft (33 sq m)  
Shed & Boiler Room internal area 133 sq ft (12 sq m)  
Total internal area 2,422 sq ft (225 sq m)  
For identification purposes only.



Nearby Cuckfield offers additional amenities including a convenience store with post office, petrol station, medical centre, public houses, restaurants and a hotel with spa. More comprehensive facilities are available in Horsham and Haywards Heath. Well-regarded schooling in the vicinity includes Great Walstead, Handcross Park School, Burgess Hill School for Girls, Ardingly College and Hurstpierpoint College.

## Directions

From the A23, exit at the junction to join the B2115 towards Warninglid. Follow the road into the village and then turn right onto Slaugham Road where the property will be found on the left

## General

**Local Authority:** Mid Sussex District Council.

Tel: 01444 458166

**Services:** Mains water, electricity, and drainage. Oil Heating.

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

**Council Tax:** The property is in Tax Band G

**Tenure:** Freehold

**Guide price:** £1,150,000

## Horsham

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