



Barnsnape House, Slough Green Lane, Warninglid
Haywards Heath, West Sussex

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Barnsnape House Slough Green Lane, Warninglid, Haywards Heath, West Sussex RH17 5SL

A fine country residence offering elegance and versatility, set in glorious parkland gardens and grounds

Warninglid 1.8 miles, Cuckfield 2.4 miles,
Haywards Heaths mainline station 4.2 miles,
London Gatwick Airport 13.2 miles, Central
London 38 miles

Reception hall | Drawing room | Snug | Family room | Dining room | Office | Kitchen/breakfast room | Utility | Boot room | 2 Cloakrooms
Principal bedroom with en suite shower room & dressing room | 7 Further bedrooms, 1 en suite Day room | Family bathroom | 2 Shower rooms
Pool room & sauna | 3-Storey detached annexe with double garage | Wood store & sheds
Garden & grounds 6.8 acres | EPC rating TBC

The property

Rustic timber, double doors create a sense of arrival at the entrance to this impressive property, which offers 7160 sq ft of stylishly-presented, light-filled accommodation arranged over three floors. Providing the perfect environment for both entertaining and enjoying a comfortable, modern lifestyle, the ground floor reception rooms comprise a drawing room with wood-burning stove, a dining room, a tranquil snug, and a relaxed family room adjacent to the kitchen/breakfast room. Fitted with bespoke, contemporary, wooden cabinetry, topped with stone worksurfaces, the kitchen has an Aga stove at its heart and features an island unit and double Belfast sink, with an open aperture to a casual dining area where French doors lead to the garden terrace. A welcoming indoor swimming pool and sauna finish of the ground floor.

On the first floor, the luxurious principal bedroom has a smart dressing room and en suite shower room. There are five further bedrooms, a family bathroom with contemporary fittings and a separate modern shower room at this level. The second floor provides two additional bedrooms, a shower room, and an informal day room. Sonos entertainment system throughout the house. The annexe offers leisure and relaxation opportunities, with a cinema, gym and wine cellar at basement level; double garaging at ground floor with adjoining space incorporating a kitchen and cloakroom; and on the first floor a vast games room for leisure pursuits.

Outside

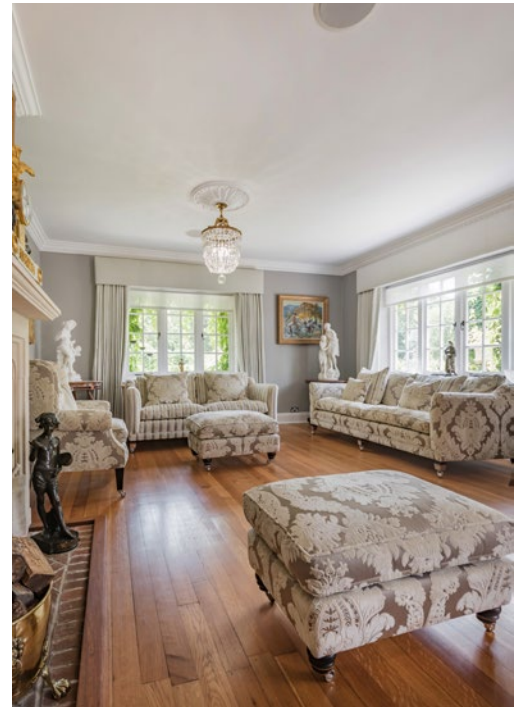
In a tranquil setting, secluded by trees at the frontage, the property is approached through timber gates, set within brick pillars, over a sweeping driveway edged by lamp-posts, which extends to a circular lawned feature at the entrance to the home. The parkland gardens with features including swathes of lawn, a splendid walled garden, naturalistic ponds and a tennis court, with a beautifully-designed formal garden close to the house. A large, elevated paved terrace, with stone balustrades and south-facing aspect, can be accessed from the pool room and the rear aspect ground floor reception rooms, offering an extension from the inside to the outside environment and opportunities for outdoor entertaining and relaxation. Adjoining this al fresco setting, there are planted beds, edged with manicured low level hedging, containing a glorious selection of fragrant and colourful roses, shrubs and perennial plants, as well as architectural pleached trees.

Location

The property is close to amenities in Warninglid and Cuckfield villages which include a convenience store with post office, petrol station, medical centre, public houses, restaurants and a hotel with spa, whilst also benefitting from direct access to the surrounding countryside.













Floorplans

Barnsape House Slough Green Lane, Warninglid

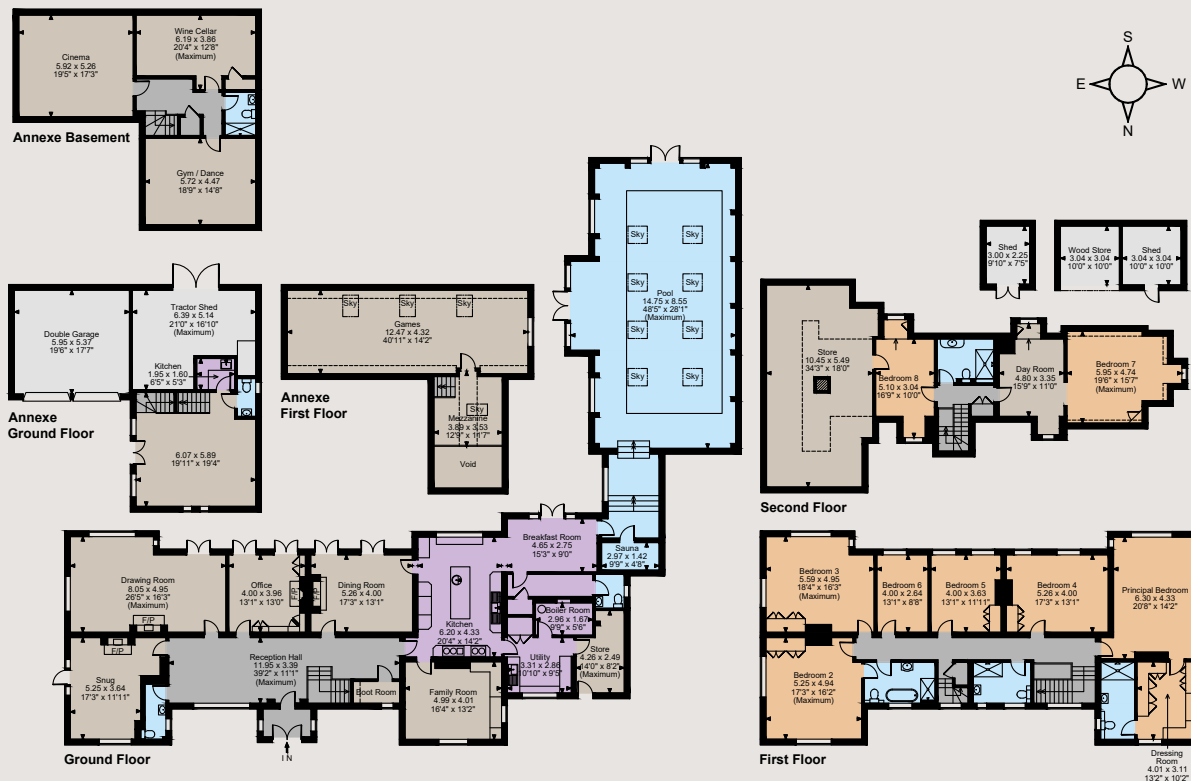
Main House internal area 7,160 sq ft (665 sq m)

Garage internal area 344 sq ft (32 sq m)

Annexe internal area 1,985 sq ft (184 sq m)

Sheds internal area 581 sq ft (54 sq m)

For identification purposes only.



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

□ □ □ Denotes restricted head height

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More comprehensive facilities are available in Haywards Heath along with a mainline railway station with a fast and frequent service to London Victoria and London Bridge from 42 minutes. Easy access to the A23 linking to the M23 and M25, afford straightforward access to Gatwick and Heathrow Airports for travel further afield. Schooling in the vicinity includes Great Walstead, Cumnor House, Handcross Park School, Burgess Hill School for Girls, Hurstpierpoint College.

Directions

Travelling south, leave the A23 at the B2114 Warninglid junction, turn left to join the Sloughgreen Lane/B2115 towards Cuckfield. Follow the road for approximately 0.6 mile, where the property will be found on the right.

General

Local Authority: Mid Sussex District Council.

Tel: 01444 458166

Services: Mains water, electricity and private drainage.(full details to be provided on request) Oil-fired central heating. Super fast fibre optic broadband.

Council Tax: The property is in Tax Band G

Tenure: Freehold

Guide Price: £3,850,000

Horsham

01403 246790

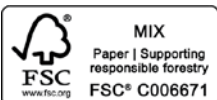
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