



Dillions










Tanyard Lane, Staplefield, West Sussex

STRUTT
& PARKER

BNP PARIBAS GROUP

A Grade II listed farmhouse with spa pool, cottage, outbuildings and 3.5 acres in a beautiful West Sussex setting

A detached six bedroom period family home, sensitively combining generous proportions, quality fixtures and fittings and elegant neutral décor with a wealth of period features. It is located near to a desirable, highly-convenient village, within easy reach of local and town centre amenities, the A road network and train stations.

 3 HOUSE 1 COTTAGE	 6 HOUSE 2 COTTAGE	 3 HOUSE 1 COTTAGE
 GARAGING	 3.5 ACRES	 FREEHOLD
 RURAL	 4437 SQ FT	 GUIDE PRICE £2,450,000

The property

Dating from the early 15th century, Dillions is a double-fronted family home offering 3,766 sq ft of light-filled, flexible accommodation arranged over two floors. Dillions has been carefully restored by the current owners, including a new heating system, bathrooms and kitchen and designed to provide a practical and harmonious setting for family life and entertaining, the property combines modern comforts with period character, featuring leaded casement windows, spacious rooms, exposed beams and original fireplaces.

The accommodation flows from a flagstone-floored through reception hall with rear garden access, a fitted utility room with en suite cloakroom and terrace access, and stairs to the first floor. It comprises drawing and sitting rooms, both with inglenook fireplaces and doors to a rear hall with garden access, the former also with doors to a front terrace and an inner hall with a second staircase. Opening off the reception hall, the kitchen/dining room and an inter-connecting family room complete the ground

floor accommodation. The kitchen/dining room has a range of bespoke wall and base units, a large central island with breakfast bar, an Aga, double Belfast sink, modern integrated appliances, space for a sizeable table and bi-fold doors to a terrace.

On the first floor, a spacious landing leads to the principal bedroom, which benefits from a walk in wardrobe, eaves storage and an en suite bathroom with both bath and separate shower. There are five further bedrooms, one with its own en suite shower room, together with a family bathroom featuring a freestanding slipper bath and separate shower enclosure.







Old Stables Cottage

The Old Stables Cottage was the site of former stabling and was converted by the vendors and is now presented to an exceptionally high standard, again with interior design over-sight.

Accommodation extends to 671 square feet (62.4 square meters) and comprises an open plan living area and kitchen with wood-burning stove, well proportioned double bedroom, second bedroom/ study and shower room.



Distances

- Handcross 2 miles
- Cuckfield 4.1 miles
- Haywards Heath 6.3 miles
- Crawley 6.9 miles
- Horsham 6.0 miles

Nearby Stations

- Balcombe
- Haywards Heath
- Three Bridges
- Gatwick

Key Locations

- Nymans Gardens and House
- Wakehurst
- Borde Hill Garden
- Leonardslee Lakes & Gardens

Nearby Schools

- Brighton College
- Handcross Park
- Cottesmore
- Hurstpierpoint College
- Ardingly College



Outside

Having plenty of kerb appeal, the property is approached over a sweeping driveway. It provides private parking and gives access to a range of traditional outbuildings comprising a workshop and garaging. The landscaped formal garden surrounding the property is laid mainly to lawn bordered by well-stocked flower and shrub beds. It features numerous seating areas, an old well, a circular former horse pond with paved surround, a vegetable garden, greenhouse, Cheeky Monkey treehouse, wildlife pond and paved terraces, one with a sunken spa pool with decked surround, the whole ideal for entertaining and al fresco dining and enjoying far-reaching views over the property's remaining acreage and the adjoining National Trust land at Nymans. In all the grounds extend to 3.5 acres.

Location

Located in the Sussex Weald National Landscape, Staplefield has a village green, church, two pubs, a primary school and cricket pitch. Handcross and

Cuckfield villages offer independent shops, cafés, pubs and a GP surgery.

Haywards Heath town centre offers more comprehensive shopping including Waitrose, together with leisure amenities. Further facilities are also available in Horsham, Crawley and Brighton. Local sporting/recreational amenities include a country club, show jumping at Hickstead and numerous golf and racing courses. Exceptional independent schools in the area include Brighton College - Handcross Park, Hurstpierpoint College, Ardingly College and Cottesmore.

Transportation links are excellent: the B2114 running through Staplefield links to the A23/M23, providing easy access to Brighton, Gatwick, the M25 and motorway network, and Balcombe and Haywards Heath stations (5.8 and 6.0 miles respectively) offer regular services to regional centres and central London, from the latter in around 40-45 minutes.





Approximate Gross Internal Area
House: 349.9 sq m / 3,766 sq ft
Outbuildings: 186.8 sq m / 2,010 sq ft
Annexe: 62.4 sq m / 671 sq ft
Total: 599.1 sq m / 6,447 sq ft



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Floorplans

Main House internal area 3,766 sq ft (349.9 sq m)
Outbuildings internal area 2,010 sq ft (186.8 sq m)
Annexe internal area 671 sq ft (62.4 sq m)
Total internal area 6,447 sq ft (599.1 sq m)
For identification purposes only

Directions

RH17 6HH

what3words: ///rewarding.query.showering

General

Local Authority: Mid Sussex District Council.
Tel: 01444 458166

Services: The property benefits from mains electricity, supplemented by a ground mounted solar PV array. The water supply is a private supply via a borehole and filtration system. Drainage is by way of a Klargest private drainage system and the property has oil fired central heating. Solar panels. Hard wired AV system, with boosted WiFi signal.

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

Council Tax: Main House Band H and Stable Cottage Band A.

EPC Rating: D

Further land available by separate negotiation.

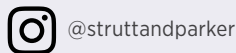
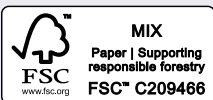
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