



2 The Orchards, Lewes Road, Scaynes Hill, East Sussex, RH17 7NG

Guide Price £700,000 Freehold



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3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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What we like...

- * Glorious westerly views over open countryside.
- * Spacious and highly versatile accommodation that is ideal for family living.
- * Exceptional master bedroom with balcony & stunning outlook.
- * Inviting sitting room with impressive fireplace and log burner.
- * Endless countryside walks right on the doorstep.

GUIDE PRICE: £700,000 - £725,000

The House...

This detached chalet is the definition of “deceptively spacious” with highly versatile accommodation extending to 1,755 sq ft and ideal for both modern family living and entertaining guests. Combine the living space, flexibility and the most glorious rural views over Chailey Common, this is an opportunity not to be missed.

Upon entry you are welcomed by the long entrance hallway with leads to each ground floor room. The inviting sitting room is superb and extends to over 20ft and enjoys a dual aspect with lovely views over the garden and an impressive fireplace with log burner – perfect for those winter evenings.

The 22ft kitchen/diner is a sociable space and has been fitted with modern units, soft-close drawers, and a central island & breakfast bar. There is a plenty of workspace and storage space and a ‘Rangemaster’ cooker.

The ground floor also boasts a most flexible family room which is ideal as a playroom or as a space to work from home. This room could easily be used as a ground floor double bedroom and would be served by the stylish ground floor shower room.

On the first floor are three sizeable double bedrooms and the contemporary (refitted 2017) family bathroom with separate walk-in shower with ‘drench’ overhead shower & vertical water jets. The master bedroom in particular is quite superb, boasting exceptional views over rolling countryside and doors out on to a private west facing balcony. The second and third bedrooms are both also good size double rooms.

Further attributes include oil fired central heating and double glazing throughout.

Step Outside...

To the rear is a glorious garden that extends to 65ft x 52ft with a favoured westly aspect, meaning sunshine throughout the afternoon and into the evening – with some spectacular sunsets. There is a real feeling of openness provided by the views over Chailey Common and there is a gate that leads straight out on to the Common, perfect for a muddy dog walk.



The large paved terrace is recently laid sits adjacent the house and is a great spot for ‘al-fresco’ dining during the summer months.

There is a large, oversized garage (18ft7 x 12ft8) that provides excellent storage space and has a utility area.

The front of the house has been landscaped with an impressive gated entrance. There is a large gravel driveway providing parking for several cars and the house is set well back from the road and screened with trees and shrubs.

Planning permission

There is lapsed planning permission to extend to the front to create another reception room. REF: LW/12/0426. Plans available on request.

The Location...

2 The Orchards occupies a semi-rural location between Scaynes Hill and North Chailey and is surrounded by beautiful Sussex countryside. There are easy road links both East & West via the A272 giving the combination of a rural lifestyle with pure convenience. Haywards Heath is the nearest major town sitting just 4.5 miles to the west and offering swift, regular commuter services into London (47 mins), Brighton (20 mins) and Gatwick International Airport (20 mins) via its main line station. There are extensive shopping facilities including Waitrose and Sainsbury’s Superstores while boutique villages include Lindfield and Cuckfield. Scaynes Hill offers a well-regarded primary school in the form of St. Augustines C of E, village church, Inn on The Green public house and petrol station with convenience store for everyday essentials. The area is well-represented with private schools including Cumnor House, Ardingly College, Hurstpierpoint College, Great Walstead and Burgess Hill School For Girls.

Information

Tenure: Freehold

Local Authority: Lewes District Council

Council Tax Band: F

Services: Oil heating, LPG gas for hob, mains water & electricity, septic tank drainage (emptied every two years) (none tested)

