



Chelwood

High Street, Lindfield



Welcome To Chelwood,
quietly watching what's
been going on in the village
for over 180 years...

Few homes enjoy such an iconic setting, Chelwood sits proudly behind a lawned frontage with uninterrupted views across Lindfield's much-loved village pond, a scene that has defined the centre of this historic Sussex village for generations. The outlook changes beautifully with the seasons, from misty winter mornings over the water to long summer evenings beneath the mature trees that frame the pond.

Believed to date from the Georgian period, the house has the elegant symmetry typical of the era, with its handsome double-fronted façade, twin bay windows and gabled frontage. A gravel path leads through a picket gate from the High Street, across the front lawn and towards a charming covered entrance with tessellated tiled step and Juliet balcony above.





Distinguished double-fronted period home..

Chelwood has been a much-loved home for over twenty years and offers the next custodians a wonderful opportunity to refine and shape the house to their own tastes, while enjoying the character and proportions of a classic period property.

Inside, the house retains many features that speak to its heritage, high ceilings, timber floors, sash and casement windows, exposed brickwork and original fireplaces, all combining to create a home with warmth and personality.

The front door opens into a welcoming entrance hall where a turned staircase rises to the first floor and a door leads down to the cellar below. Three reception rooms are arranged around the hall. To one side sits a versatile front room, currently used as a study, with a square bay window framing views towards the pond and a wide brick fireplace adding character.

The sitting room and dining room flow naturally together, creating a lovely sequence of spaces ideal for both everyday living and entertaining. The sitting room centres around an exposed brick chimney breast with wood-burning stove, while the dining room opens directly onto the rear terrace through French doors, drawing the garden into the home during the warmer months.

At the rear of the house, the kitchen overlooks the garden and is fitted with timber worktops, a range cooker and open shelving. A rear lobby and cloakroom sit alongside and offer scope to create a more substantial utility space if desired.







Soak & Sleep...

Upstairs, four bedrooms are arranged across the first floor. The two principal bedrooms occupy the front of the house and enjoy wonderful views across Lindfield's village pond, each with its own bay window and period fireplace. A family bathroom sits on the half-landing between floors.





Outside Oasis...

The house sits slightly elevated above the pond, giving the front garden a wonderfully peaceful outlook across the water and surrounding greenery. A small paved seating area beside the house provides the perfect place for a morning coffee while watching village life unfold around the pond. Mature planting including roses and hydrangeas soften the frontage, while a graceful silver birch tree marks the boundary beside the water.

To the rear, the garden extends to approximately 150 feet, providing a surprisingly generous and private outdoor space in such a central village setting.

A broad paved terrace spans the width of the house, ideal for outdoor dining and entertaining, with steps rising to an expansive lawn bordered by mature planting and cottage-style beds. Further along the garden, a rose and honeysuckle-covered archway leads to a more secluded area with trees, a timber shed and a small campfire space.

The depth of the garden also presents excellent potential for extending the house to the rear, subject to the necessary consents, allowing future owners to create a larger family space should they wish, while still retaining a substantial garden.



The Lindfield Life...

Chelwood occupies one of Lindfield's most enviable and picturesque positions, set directly opposite the village's iconic pond and just a few steps from the heart of the historic High Street.

Lindfield's beautiful lime tree lined High Street is widely regarded as one of the most charming village centres in Sussex. A thriving collection of independent shops, boutiques, cafés and restaurants sit alongside the village medical centre, historic pubs and a number of community facilities, all contributing to the vibrant and welcoming atmosphere for which Lindfield is so well known. From Chelwood, these amenities are quite literally on your doorstep, making everyday village life effortlessly convenient.

The house sits just moments from Lindfield's famous pond and the open green of Lindfield Common, two of the village's most treasured landmarks. The Common forms the social heart of the community and hosts a variety of annual events including the popular Village Day in summer and the traditional bonfire celebrations each November. It also provides a wonderful recreational space with cricket played here since the 18th century, alongside tennis courts, a bowls club and a children's playground.



For those who enjoy the outdoors, the surrounding area offers an abundance of countryside walks. The nearby Scrase Valley and Eastern Road Nature Reserves are within easy walking distance, while a network of footpaths including the Sussex Ouse Valley Way, the Sussex Diamond Way and the High Weald Landscape Trail provide miles of scenic routes through the surrounding countryside.

Despite its quintessential village setting, Lindfield remains extremely well connected. Haywards Heath mainline railway station is around a 20 minute walk, offering regular services to London Bridge and London Victoria in approximately 45 minutes, as well as direct links to Gatwick Airport and the south coast. By road, the A23/M23 lies approximately five miles to the west, providing convenient access to Brighton, Gatwick and the wider motorway network.

The area is also renowned for its excellent schooling, both state and independent. Well regarded local options include Lindfield and Blackthorns Primary Schools, Oathall Community College and Warden Park Secondary School, alongside independent schools such as Great Walstead Preparatory School, Cumnor House, Ardingly College, Hurstpierpoint College and Burgess Hill School for Girls.

The Finer Details

Title Number: SX119720

Tenure: Freehold

Listed: No

Conservation Area: Linfield Conservation Area

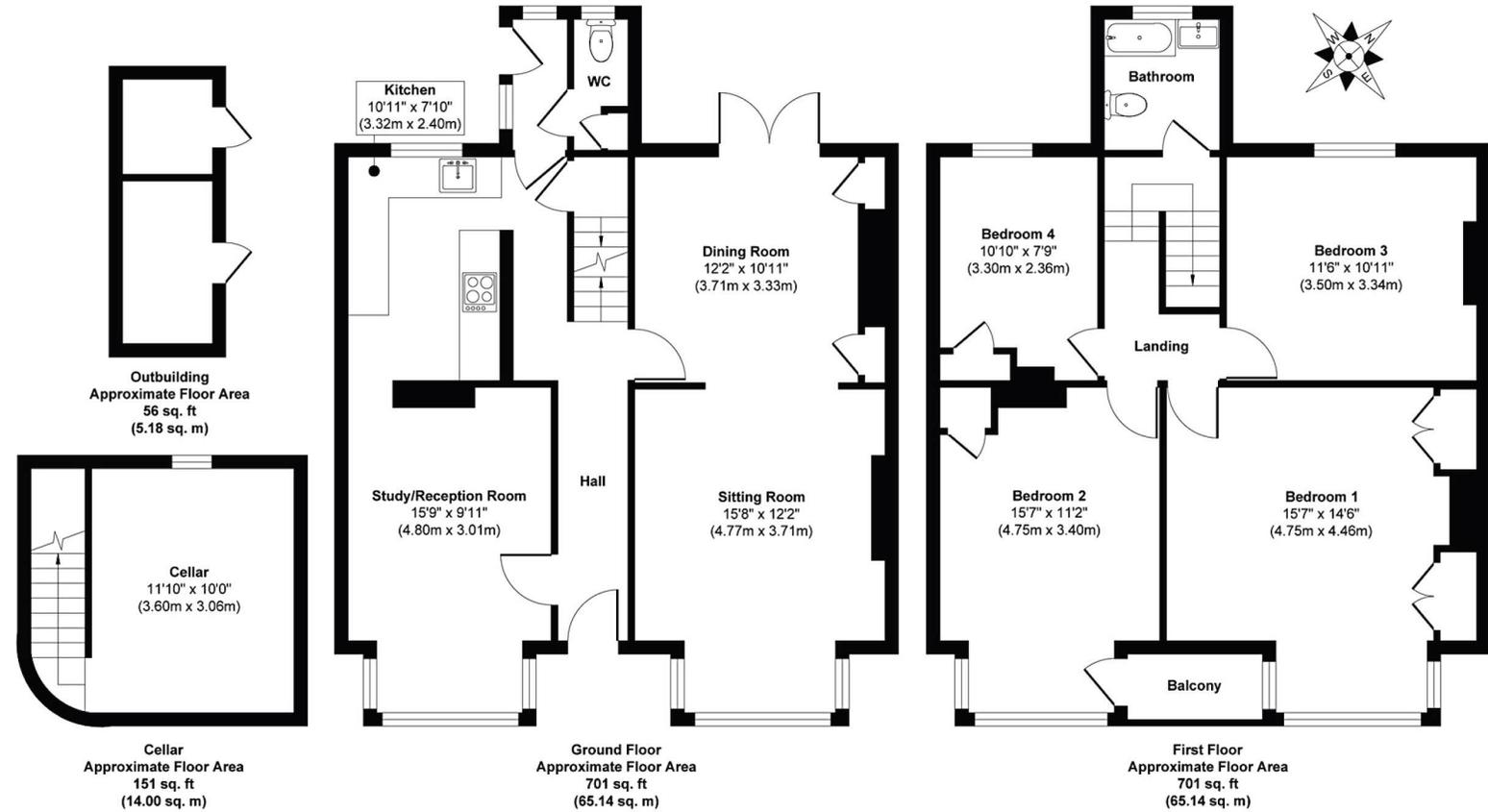
Local Authority: Mid Sussex District Council

Council Tax Band: G

Plot Size & Aspect: c. 0.18 acres.

Broadband Speed: Superfast available

Services: Private drainage system, mains electric, mains water & gas central heating (none tested)



Approx. Gross Internal Floor Area 1609 sq. ft / 149.46 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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