



# The Beacon

Chelwood Gate, West Sussex. RH17



An elegant portion of a Victorian country house within the Ashdown Forest with views towards the South Downs.

- Hall
- Cloakroom
- Utility area
- Kitchen/dining room
- Drawing room
- Principal bedroom with en suite bathroom
- Guest bedroom with en suite shower room
- 2 Further double bedrooms
- Family bathroom
  
- Garage
- Parking
- Private south facing verandah & terrace
- About 15½ acres of communal gardens and grounds with heated swimming pool, lawns, and pond.



## Property

A beautifully presented section of a fine 19<sup>th</sup> century country house, converted in 2006 to provide 8 exclusive homes in a glorious setting. The development was winner of The Sussex Heritage Trust's Large Scale Residential Award in 2007. This managed estate is ideal for those looking for a secure, tranquil home with minimum maintenance.

Inside there is an attractive hall, off which is a well-appointed cloakroom and adjoining utility area. The hall has oak flooring that continues through into the spacious and well-fitted kitchen/dining room, which has modern units and integrated appliances, including dishwasher, fridge freezer, fan and combination ovens and ceramic hob. Double doors open from the kitchen into the drawing room making a wonderful open plan entertaining space. The drawing room is a delightful, elegant room with a handsome stone fireplace, high ceilings and 2 sets of French doors to the gardens.

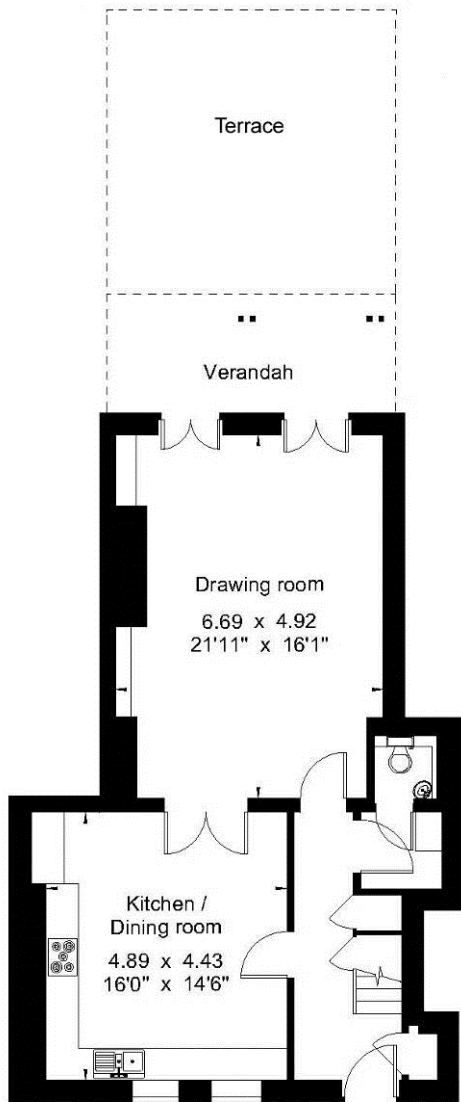
On the first floor is the principal bedroom, which has wonderful views over the garden, fitted wardrobes, cupboards and shelves and a beautifully appointed en suite bathroom. The guest bedroom is also an excellent size and has a similarly well-appointed en suite shower room. Stairs lead up to a half landing where there is a large fitted bookcase and beyond to the second floor, where there is a lovely family bathroom and 2 further double bedrooms.

## Grounds & Gardens

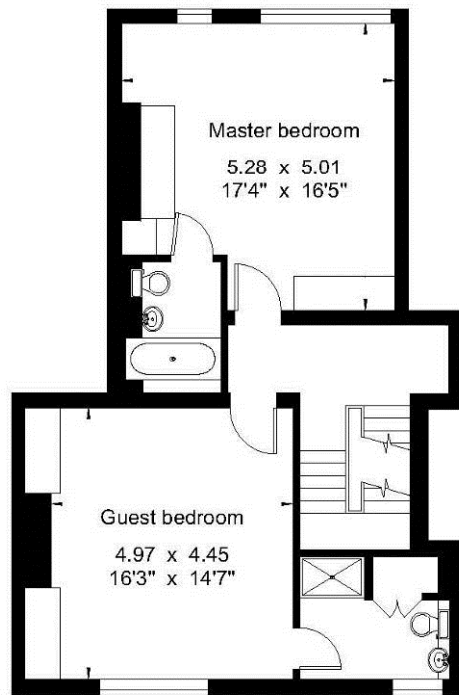
The property is set in a stunning rural location and is approached via a long driveway with security entrance gates. The property has its own single garage with electric up and over door, power, light and water connected as well as further space for resident and guest parking. To the rear of the property, accessed from the drawing room, is the privately owned, south facing verandah and terrace, beyond which are the landscaped communal gardens.

The communal gardens and grounds extend to about 15½ acres and have well maintained lawns along with a wide variety of established trees and plants including a wonderful display of rhododendrons and azaleas. Within the grounds there is a pond along with a heated oval swimming pool (about 55ø x 32ø) for use by the residents and their guests.

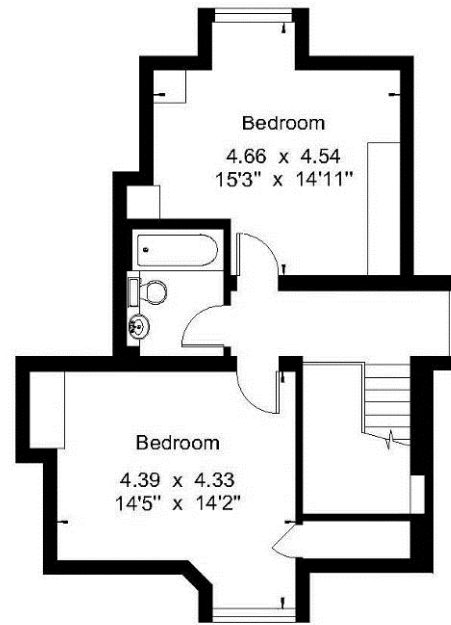




Ground floor



First floor



Second floor

Gross internal area (approx.)  
 House - 198.5 sq m (2136 sq ft)  
 For identification only - Not to scale  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Amenities & Communications

The Beacon lies within the Ashdown Forest, which offers spectacular walking and riding between the villages of Chelwood Gate, Danehill and Nutley, which have some very popular pubs and restaurants. The larger village of Forest Row (4½ miles) provides a good range of shops and facilities, including two mini-supermarkets and a range of cafes and restaurants. More extensive facilities are available in Haywards Heath (9½ miles) in about 45 minutes and East Grinstead (8 miles), providing mainline train services to London Bridge/Victoria in less than an hour. Gatwick Airport is about 17½ miles away, with the Gatwick Express provides an additional train service to London Victoria. The M23 lies to the west of East Grinstead, and provides fast access to the M25, and the national motorway network. There are some popular schools in the area including Danehill C of E school, Cumnor House, Great Walstead, Brambletye, Michael Hall, Ardingly and Worth.

## Tenure, Local Authorities & Services

Leasehold 999 year lease from 1/9/05. Share of freehold company. Current service charge £6,800 pa. Mains water and electricity. Shared private drainage. Calor gas fired central heating. Council tax: Band F. Wealden District Council Tel: 01892 653311.

## Directions

From East Grinstead head south-east on the A22 to Wych Cross. Head straight over the crossroads and turn right onto A275. At Chelwood Gate turn left after the Red Lion onto Beaconsfield Road and after about 1 mile take the left turning which leads up to The Beacon, where there are 2 sets of security gates leading to 2 car parks and the garages.

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