



Cherrywood Cottage, Spronketts Lane, Bolney

West Sussex

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**STRUTT  
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# Cherrywood Cottage

## Spronketts Lane, Bolney, Haywards Heath, West Sussex RH17 5SA

A detached four bedroom property set in an elevated location in grounds of 5.3 acres

Bolney 1.8 miles, Warninglid 1.8 miles, Haywards Heath 6.7 miles, Horsham 8.2 miles, A23 2.4 miles, A24 5.7 miles, London Gatwick Airport 15.9 miles, central London 54.3 miles

Storm porch | Reception hall | Sitting room | Family room | Dining room | Study | Conservatory | Kitchen/breakfast room | Utility room | Cloakroom | 4 Bedrooms, 2 en suite Gardens | Double garage with first floor over Workshop/store | Greenhouse | Garden store  
5.3 acres | EPC rating D

### The property

Cherrywood Cottage is an attractive double-fronted part-tile-hung family home offering almost 3,500 sq. ft. of flexible accommodation arranged over two light-filled floors. Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming reception hall with useful storage and a cloakroom. It briefly comprises a large sitting room with exposed brick feature fireplace, French doors to the terrace and double doors to a spacious conservatory with French doors to the garden, a generous dining room, and well-proportioned family and study rooms. A front aspect kitchen/breakfast room with a range of wall and base units and modern integrated appliances, and a useful neighbouring fitted utility room with garden access, complete the facilities. On the first floor a spacious landing with sky

lantern gives access to a principal bedroom with a fitted dressing area and en suite bathroom, an additional double bedroom with en suite bathroom and two further double bedrooms, both with built-in storage.

### Outside

Having plenty of kerb appeal, the property is approached over a private driveway providing private parking and giving access to the link-attached double garage with first floor over, suitable for a variety of uses. The mature garden is laid mainly to level lawn and features numerous seating areas, a workshop/store and vegetable garden with greenhouse. The enclosed paddock adjoins the garden with an area of light woodland to one side.

### Location

The property is situated in a rural location on the High Weald near to a designated Area of Outstanding Natural Beauty, near to the popular villages of Warninglid and Bolney, between them offering traditional public houses, popular primary schools, service stations, a village hall, church, award-winning vineyard with café and recreation ground with play area. Extensive shopping, service and leisure amenities are available in nearby Haywards Heath and Horsham. The A23 and A24 link to major regional centres including Brighton, Gatwick, the M25 and national motorway network and Wivelsfield station offers regular services to central London in less than an hour. The area offers a wide range of independent schools including Handcross Park and Hurstpierpoint College.





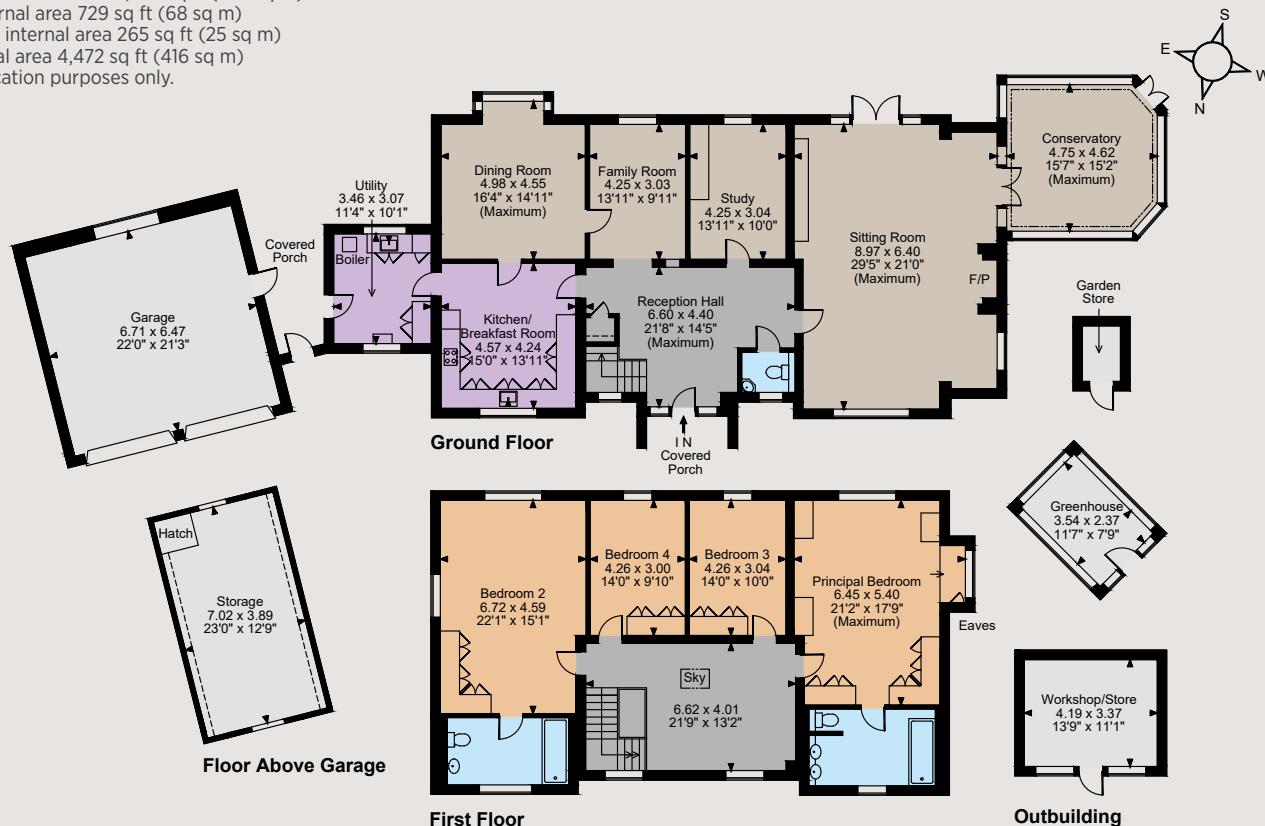








Floorplans  
 Cherrywood Cottage, Spronketts Lane, Bolney, West Sussex  
 Main House internal area 3,478 sq ft (323 sq m)  
 Garage internal area 729 sq ft (68 sq m)  
 Outbuilding internal area 265 sq ft (25 sq m)  
 Total internal area 4,472 sq ft (416 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
 ☐ Denotes restricted head height  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8603036/DWL

### Directions

Leave the A23 at the A272 and proceed east. Continue past Bolney village and take the second turning on the right onto Spronketts Lane and after 0.8 mile Cherrywood Cottage can be found on the left.  
 What3words:///invents.loans.opposites

### General

**Local Authority:** Mid Sussex District Council.

**Tel:** 01444 458166

**Services:** Mains water, electricity and LPG central heating. Private drainage which may not be compliant to current regulations. Further information is being sought.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,650,000

### Horsham

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