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'Belfield' Church Lane, Danehill, RH17 7EY

Guide Price £1,750,000 Freehold



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*** PLEASE WATCH VIEWING VIDEO ***

An extended and superbly appointed 5 Double Bedroom, 5 Reception, 5 Bath/Shower Room detached family home + secluded 0.55 acre plot in a popular country lane in Danehill village

- Solid wooden double doors into the generous **Reception Hall**
- Ground floor **Cloakroom/WC**
- Spacious **Orangery** doors onto the sunny patio
- Wonderful open plan **Kitchen / Breakfast Room** island and fitted appliances
- Separate **Utility Room** space and plumbing for appliances and side door
- Family **Sitting Room** with feature open fire and overlooks the rear garden
- **Dining Room** space for table and chairs
- Adjoining **Home Study**
- Ground Floor **Double Bedroom** + doors to garden + modern **En-Suite Shower Room**
- **First Floor** - generous **Landing**
- **4 Bedrooms** + **3 En-Suites**
- Separate **Family Bath/Shower Room**
- **Outside** - An expanse of **Lawned Gardens**
- **Garage** + adjoining **open Garage** + separate **Double Garage**
- Oil central heating, double glazed windows, **Security Gates** into the **Private Driveway** for many vehicles



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EPC Rating: D and Council Tax Band: G
(Wealden District Council – wealden.gov.uk)

LOCATION – Belfield is situated in the heart of this rural Sussex village and is one of the oldest parts of Danehill and is a short walk of the village Church and local Primary school. Danehill is surrounded by some of the area's most picturesque countryside with footpaths / bridleways linking with neighbouring districts and the Ashdown Forest. The neighbouring village of **Horsted Keynes** provides a local shop, Church, two public houses and Primary school. Comprehensive shopping can be found in Haywards Heath, East Grinstead, Lewes, Tunbridge Wells and Brighton.

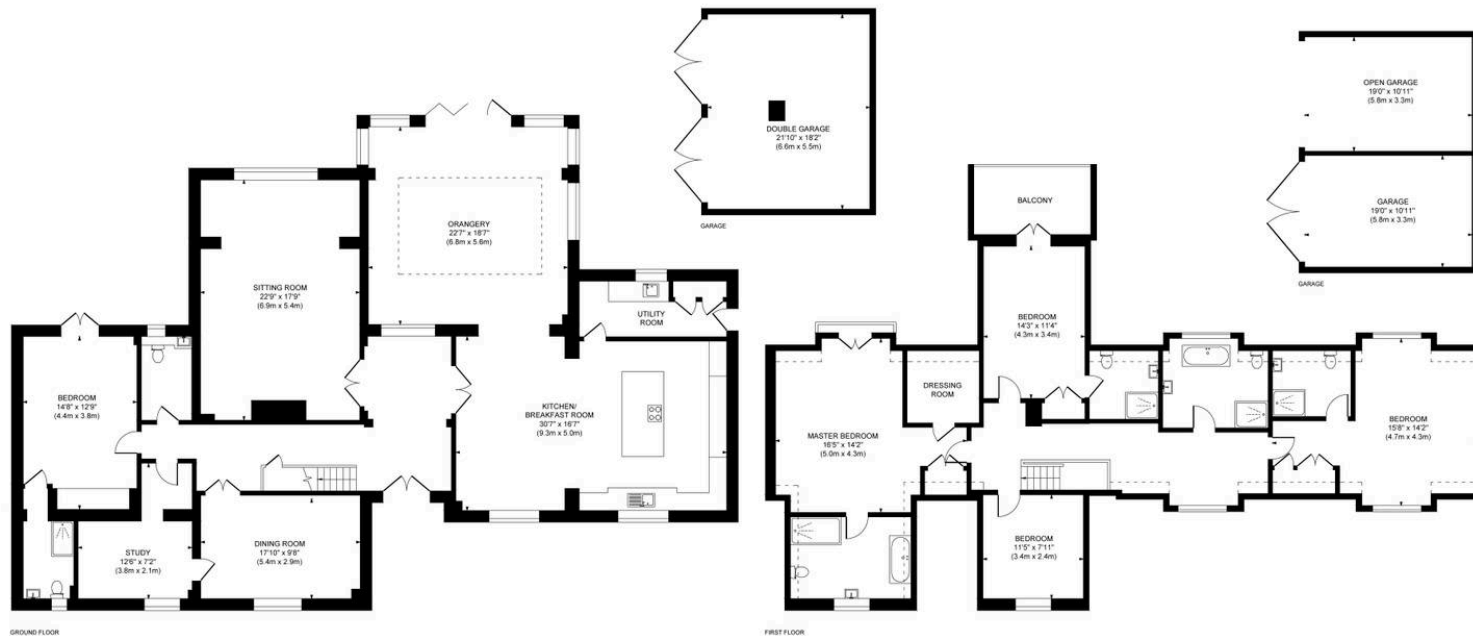
SCHOOLS – The area is well served by some excellent independent schools including Cumnor House (1.2 miles), Great Walstead (4 miles), Ardingly College (6 miles) and Burgess Hill School for Girls (10.7 miles). The property falls into the catchment area for Chailey Secondary School (6.9 miles) in nearby South Chailey.

STATION – Haywards Heath mainline railway station (6.5 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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Approximate Gross Internal Area
 Main House 3907 sq. ft / 363.00 sq. m
 Garage 817 sq. ft / 75.90 sq. m
 Total 4724 sq. ft / 438.90 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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