

**MANSELL
McTAGGART**
Trusted since 1947



Oakwood Farm, North Common Road, North Chailey BN8 4ED

Guide Price £3,000,000





Oakwood Farm North Common Road

An unbelievable opportunity to acquire this sensational rural gem set on 15 GLORIOUS ACRES with a FINE 6 BEDROOM DETACHED HOUSE (4,847 sq ft) and a fabulous array of OUTBUILDINGS (8,640 sq ft) including various workshops, barns and a lake with its own boathouse & moorings.

The house is accessed via timbered double doors that open into the oak panelled hall. Off the hall is a study, a cloakroom/wc, a utility room and the TRIPLE ASPECT LOUNGE with feature fireplace and panoramic views over the grounds. Further reception rooms include the dining room, a delightful LIBRARY and a DRAWING ROOM with woodburner. To the rear is the kitchen with oil fired Aga, small garden room, boiler room & a conservatory. The first floor is accessed by an impressive turning wooden staircase as well as 2 further staircases and has 6 bedrooms, a family bathroom, a shower room with separate wc and a further bathroom with separate wc.

- A FINE 6 BEDROOM DETACHED HOUSE (4,847 SQ FT) SET ON A GLORIOUS 15 ACRE PLOT WITH A SPLENDID ARRAY OF OUTBUILDINGS (8,640 SQ FT) & A LAKE
- DRAWING ROOM, LOUNGE, LIBRARY, DINING ROOM & STUDY
- KITCHEN, UTILITY ROOM, CONSERVATORY, GARDEN ROOM & WC
- 3 STAIRCASES, 6 BEDROOMS 3 BATH/SHOWER ROOMS

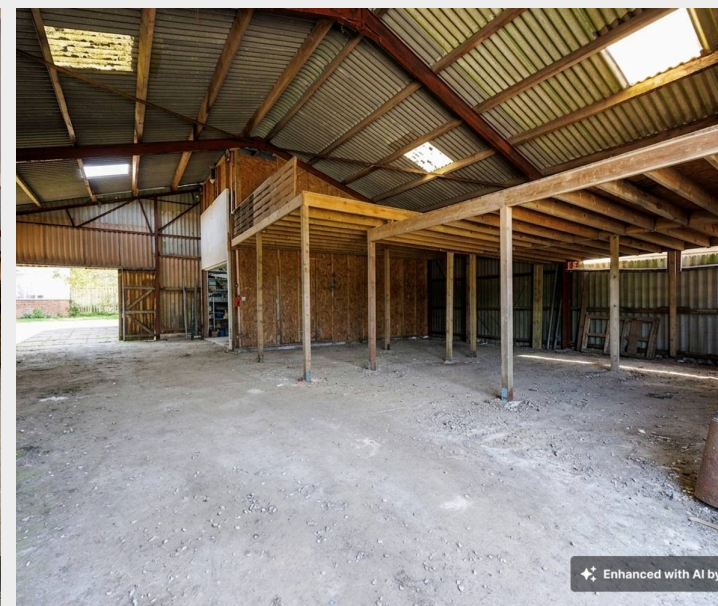
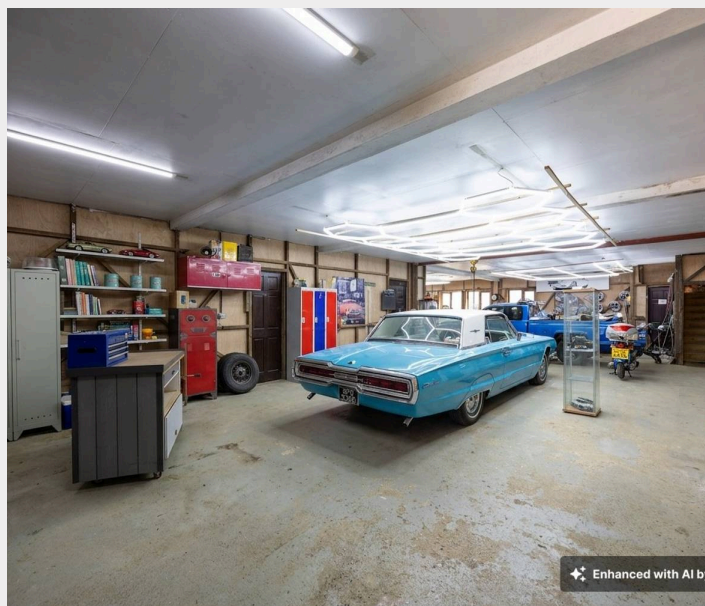


Oakwood Farm North Common Road

The grounds and outbuildings are a real feature of this fine property and could be put to a variety of uses. The driveway is flanked by an avenue of cherry trees and leads into the amazing COURTYARD OF OUTBUILDINGS that originate from the Edwardian era and have been extensively enhanced and extended by the current owners. These include an excellent selection of impressive barns, workshops, some with first floor space, 2 kitchen areas, shower room/wc, open garage and car workshop with 4 post 3 tonne lift/car ramp which is used by the owner to maintain his classic car collection and is not for commercial purposes.

The delightful southerly grounds include paddock, bluebell woods, an orchard, fabulous oak trees, chicken run, duck enclosure with pond, vegetable garden, fruit cages, greenhouse, areas of rewilding, a LAKE with boathouse and mooring and a bamboo pagoda.

- TREMENDOUS RANGE OF OUTBUILDINGS INCLUDING WORKSHOPS, BARNs, BOATHOUSE, KITCHENS & SHOWER/WC
- PADDOCKS, BLUEBELL WOODS, ORCHARD, VEGETABLE/FRUIT GARDEN, CHICKEN & DUCK ENCLOSURES, LAKE WITH BOATHOUSE & MOORING AND BAMBOO PAGODA
- LONG DRIVEWAY FLANKED BY CHERRY TREES LEADING TO GENEROUS PARKING AREA
- FREEHOLD EPC D COUNCIL TAX BAND G LEWES



Enhanced with AI by

Enhanced with AI by

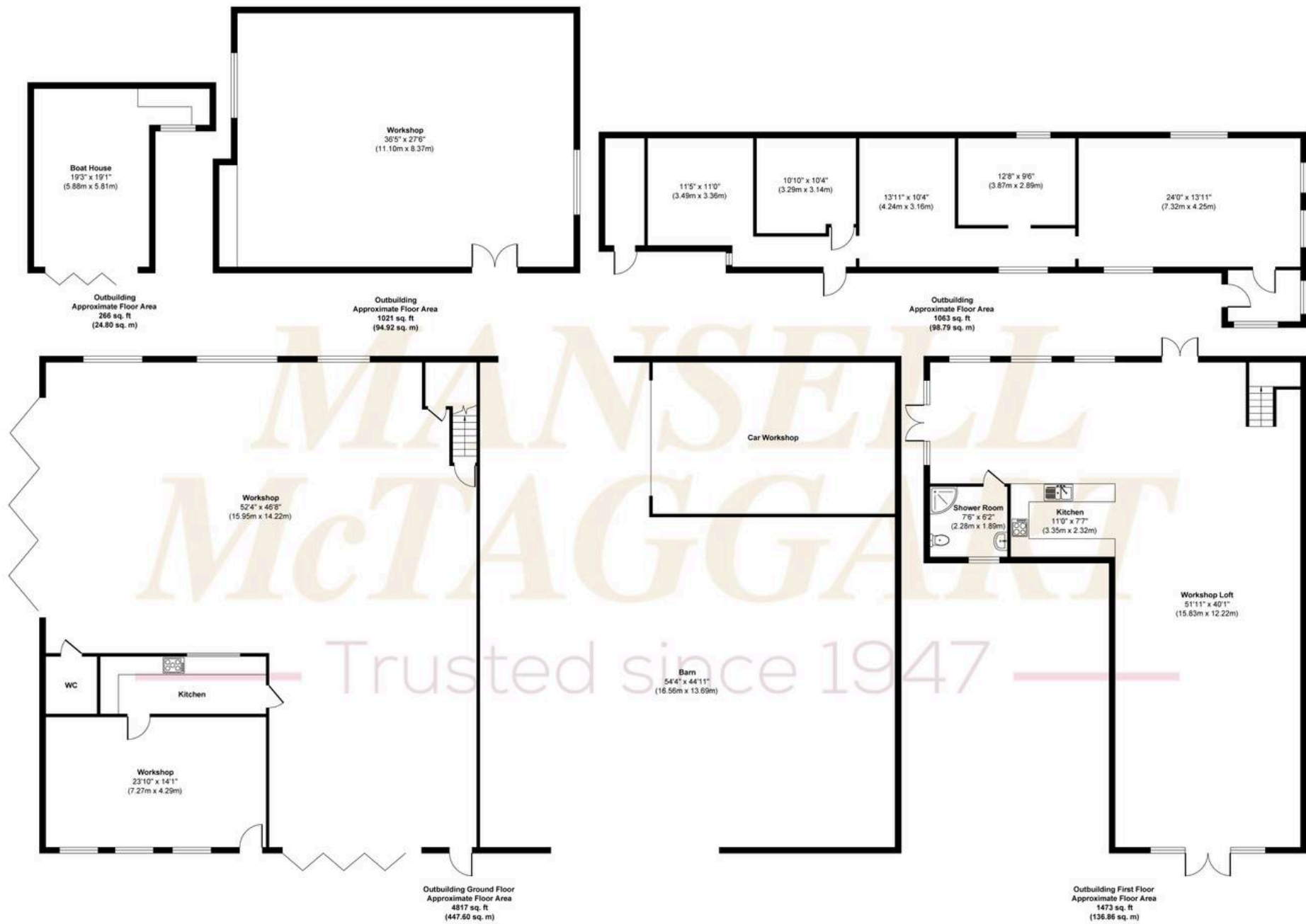




The property is situated in a lovely rural setting on the eastern outskirts of Wivelsfield Green surrounded by countryside. The village of Wivelsfield Green is within half a mile providing an excellent general store, an inn, recreation ground and a primary school. The property is close to Chailey Common Nature Reserve with its numerous footpaths and bridleways linking with the neighbouring districts, Ditchling Common and the South Downs Way. For everyday requirements the towns of Burgess Hill and Haywards Heath are both approximately five miles distant where there are a good range of shops, sports and leisure facilities and mainline railway stations (Haywards Heath to Victoria/London Bridge approximately 45 minutes). There is also an excellent choice of schools both state and private in the locality.

DIRECTIONS: From our Newick office head west along the A272 in the direction of Haywards Heath until reaching the two mini-roundabouts at North Chailey. Turn left at the second mini-roundabout heading south along the A275 in the direction of South Chailey then taking the first proper turning on the right and proceeding a short distance along this road until reaching a set of cross roads. Turn left at this cross roads towards Wivelsfield Green and carry along this road which is at first flanked by Chailey Commons until finding the entrance to Oakwood Farm on the left hand side.



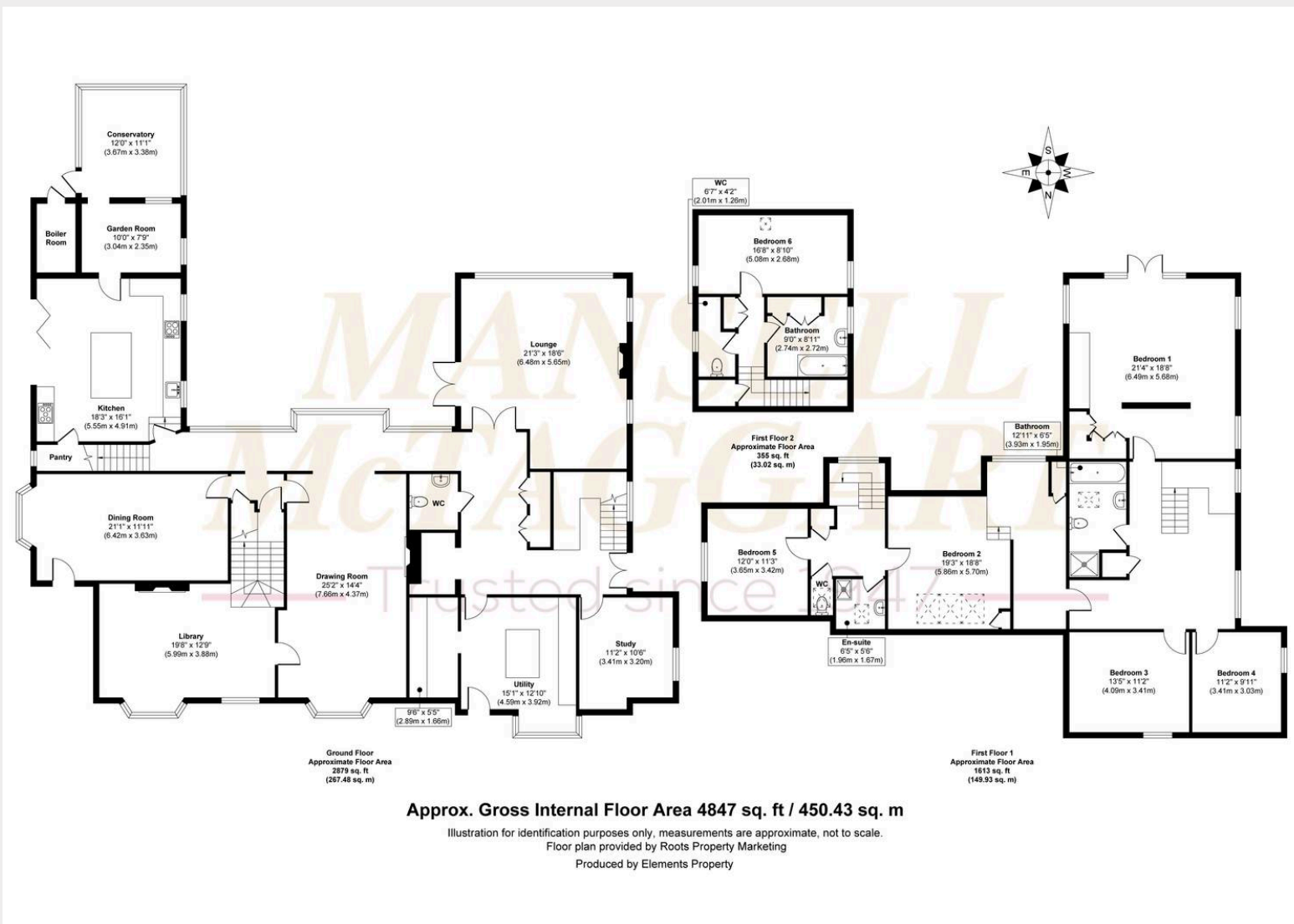


Approx. Gross Internal Floor Area 8640 sq. ft / 802.97 sq. m

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

Floor plan provided by Roots Property Marketing

Produced by Elements Property



Mansell McTaggart Newick

Mansell McTaggart, 3a The Green - BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/newick

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.