



HAMSEY LODGE





HAMSEY LODGE
Hamsey, Nr Lewes
East Sussex, BN8 5TE

Lewes 3 miles, Brighton 10 miles, Glyndebourne 6 miles
and Gatwick 25 miles

*A family house with some of the finest uninterrupted
views of the Downs*

Large Drawing Room • Conservatory • Sitting Room
Dining Room • Breakfast Room/Kitchen • Boot Room
6 Bedrooms • 2 Bathrooms

Gardens • Swimming Pool • Tennis Court
Double Car Port • Other Outbuildings & Stables

In all about 1.43 acres (0.58 ha)

VIEWING

Strictly by confirmed appointment only
with the sole agents

RH & RW Clutton

East Grinstead: 01342 410122/DD: 01342 305825



SITUATION

This glorious rural property lies only 1.2 miles from Cooksbridge main line station (London Victoria/London Bridge c.57 mins). The village of Barcombe is 1.3 miles to the north. The county town of Lewes is 3 miles, Brighton 10 miles, Haywards Heath 11 miles and Gatwick 25 miles. Glyndebourne is only 6 miles and the vast expanse of the South Downs is virtually on the doorstep. Plumpton Racecourse is 6 miles. A wide range of state and private prep and public schools are easily accessible.

DESCRIPTION

Few houses can claim that virtually every south facing window paints a picture with some of the finest views along this stretch of the Downs. A sweeping banked driveway leads up to the Courtyard with a large double open Car Port, and a flagstone entrance doorway opening to the Hall. Off to one side is a large Drawing Room with a huge south facing window, marble slip fireplace and book shelving with a door out to the Conservatory with a Trompe-l'œil of the Downs, and a further Sitting Room. On the other side of the hallway there is a Dining Room which runs through to the Breakfast Room/Kitchen through again to a useful sized Utility Area, Boot Room and WC.

On the first floor the principal Bedroom has a dressing room with cupboards. The landing leads round to a further small Bedroom, Bathroom and separate WC and on the other side are four further Bedrooms all with spectacular views over the garden and towards the Downs together with a second Family Bathroom and separate WC.

OUTSIDE

A large double car port adjoins the house with a small potting shed in the rear yard together with a boiler room beyond and a Gardener's WC. The gardens and grounds are a further compliment to the property. At the entrance there are fine Oaks, Chestnuts and other trees with stone steps leading down to an old pond. A large lawn, hedged against the lane, with rose beds and shrubs flows out from the front terrace. To the side the swimming pool has a escallonia hedge around and a chalet summerhouse and beyond an open high beech hedge leads through to a small orchard and the tennis court. On the other side



of the house beside the car port is a sheltered smaller garden with a fine pear tree and, a slightly leaning, timber and felt stables shed together with a greenhouse, brick cold frames and a larger timber and felt garden shed and dog kennel.

The property extends in all to approximately 1.43 acres (0.58 ha).

TENURE & POSSESSION

The property is offered freehold with vacant possession.

SERVICES (Not tested and therefore not warranted)

Mains water and electricity are connected, drainage is to a private system. Oil fired central heating, part double glazing.

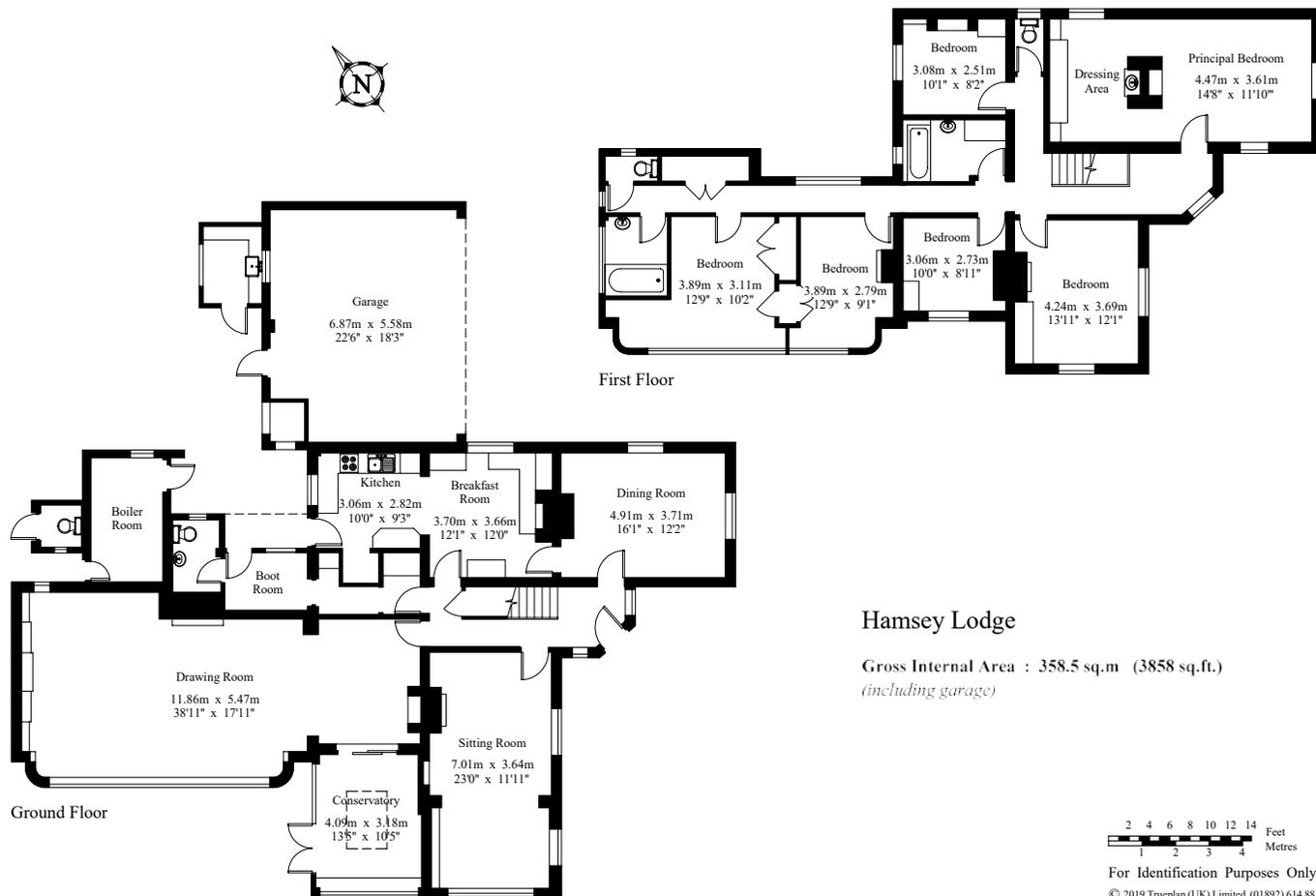
PLAN

The plan is for identification purposes only.

FIXTURES & FITTINGS

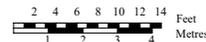
All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale. The gardens statuary and ornaments are similarly excluded.





Hamsey Lodge

Gross Internal Area : 358.5 sq.m (3858 sq.ft.)
(including garage)



For Identification Purposes Only.
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TOWN & COUNTRY PLANNING

The property (notwithstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them.

LOCAL AUTHORITIES

East Sussex County Council 0345 608 0190
Lewes District Council 01273 471600

COUNCIL TAX & EPC

Council Tax: Band H - £2,984.04 (2020/21)

EPC

Band F29

DIRECTIONS

In Cooksbridge just north of Lewes turn off the A275 into Hamsey Lane, signposted Hamsey, 200 yards north of the level crossing, follow to the T junction, turn left, signposted Barcombe, and the property is the first house on the left after ¼ mile.

VIEWING

Further details from the sole agents, RH & RW Clutton 01342 410122. Direct Dial: 01342 305825.
jamest@hrwclutton.co.uk

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