

CHOWNES MEAD

HAYWARDS HEATH · WEST SUSSEX







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Cuckfield 1.3 miles, Haywards Heath 1.2 miles (London Victoria by train from 43 minutes),
Gatwick Airport 14.5 miles, Central London 39 miles
(All mileages are approximate)

CLASSIC COUNTRY HOUSE IN AN EXCEPTIONAL SETTING

MAIN HOUSE

Entrance Hall, Drawing Room, Dining Room, Sitting Room, Study, Kitchen/Breakfast Room, Family Room, Utility Room,
Flower Room, Larder, Game Larder, Cloakrooms, Workshop, Stores

FIRST FLOOR

Master Bedroom with en suite Bathroom and Dressing Room, Galleried Landing,
2 Bedrooms with en suite Bathrooms, 4 Bedrooms, Family Bathroom, Housemaid's Pantry

SECOND FLOOR

Kitchen, Sitting Room, 5 bedrooms, Family Bathroom, Shower Room, Stores

CELLAR

Wine Room, Store

COACH HOUSE

Open plan Kitchen/Sitting Room, 2 Bedrooms, Family Bathroom, and 2nd Sitting Room with Mezzanine Bedroom

COTTAGE

Kitchen/Breakfast Room, Dining Room, Sitting Room, 3 Bedrooms, Family Bathroom, Shower Room

OUTBUILDINGS

Double Garage, Stores, Tennis Court, Swimming Pool
Formal Gardens, Mature Parkland, Woodland and Paddocks

About 30 acres (about 12.3 hectares)

Available as a whole or in 2 lots

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Your attention is drawn to the Important Notice on the last page of the text.





SITUATION

Chownes Mead is situated on the Southern slopes of the Weald just outside the small market town of Cuckfield which came to prominence as an important coaching stop between London and Brighton. This small country town offers a good collection of local shops and services which provide for 'day to day' shopping needs. The larger towns of Haywards Heath and Burgess Hill are 1.2 and 3.4 miles respectively and offer more comprehensive shopping and leisure facilities.

The area has exceptional road and rail communications with the A272 and A23 within easy reach. There is an excellent train service from Haywards Heath which offers a main line service to London Victoria (from 43 minutes) and Brighton (from 14 minutes). Gatwick airport is approximately 14.5 miles offering flights to many national and international destinations.

There are many highly regarded schools in the area such as Worth Abbey, Ardingly College, Great Walstead Prep School, Hurstpierpoint College, Burgess Hill School for Girls and Cumnor House.

Sporting and Recreational activities are extensive with golf at Haywards Heath and Lindfield Golf Clubs. Racing at Goodwood, Lingfield and Plumpton. Polo at Cowdray Park, Knepp Castle and Hurtwood Polo Clubs.

DESCRIPTION

Chownes Mead has the quiet, undisturbed atmosphere of an altogether gentler age. It is a peaceful place from which to escape the busy outside world. The house remains much as it has always been, unspoilt and sitting at the top of a sloping gradient in a picturesque landscape. The house enjoys remarkable views over its own gardens and parkland which surround the house towards the South Downs.

The house was built between 1912 and 1920 for the Kleinwort family of Kleinwort's Private Banking fame as a sister house to the Heaselands Estate. During World War II the house was requisitioned by the Canadian Army and in conjunction with Cuckfield Park used as their command headquarters before becoming a maternity hospital, releasing Cuckfield Hospital to treat

casualties of the Normandy campaign in 1944. After the war the house was lived in by Lord Woolton who served as Minister of Food under Neville Chamberlain and was a member of Churchill's 'Caretaker' Government until the 1945 general election. After the election loss, he served as Chairman of the Conservative party and often entertained many influential political figures at the house such as Harold MacMillan. Chownes Mead was then auctioned in 1955 and has been lived in by the same family ever since.

Hidden from the road, the house is approached through a pair of sandstone pillars leading to the gravel drive which winds through the parkland opening to a quadrangle in front of the house. Internally, the substantial formal accommodation is arranged over three floors. The main reception rooms are spacious with high ceilings throughout and all have wonderful views of the gardens and parkland. There are many period features such as beautiful marble and stone fireplaces, hand carved Norfolk oak panelling and ornate stucco ceilings.

ACCOMMODATION

The layout and full extent of the accommodation can be seen on the floor plans that follow, but some of the rooms are worthy of more detailed description.

Stone steps from the gravelled parking area lead up to the ornately hand carved front door which opens into an internal porch. A pair of oak doors open into the grand reception hall which has original Norfolk oak panelling and a carved cornice which is a feature throughout the main reception rooms. An oak arch leads to the rear hall from which the main reception rooms are accessed. The drawing room is a delightful room with ornate ceiling detail and views to the south west, overlooking the terrace with York paving and formal rose garden with parkland beyond. The large fireplace is the focal point with carved stone mantle and brick surround. The spacious west facing study overlooks the terrace and gardens beyond. There are fitted bookshelves to either side of the stone fireplace with an ornate hand carved over mantle. A door leads through to the dining room. The double aspect room overlooks the south and west terrace providing ample natural light and is large enough to comfortably seat twelve for dinner. Your attention is drawn to the hand carved spiralled door frames and the arched stone fireplace.

Double doors from the hall open into an area which was once used exclusively by the household staff. The kitchen/breakfast room overlooks the south terrace and includes vintage English Rose 1950's kitchen cabinetry and an AGA. These kitchens have now become collector's items and were reputedly made of surplus Spitfire materials left over from World War II. Adjacent to the kitchen is the utility room which is large enough to double up as a laundry room. Beyond here is a second sitting room, game larder and other stores.



FIRST FLOOR

The spectacular oak staircase from the reception hall boasts a charming and highly unusual feature. A secret panel is released by pressing a button hidden in the carving on the staircase to reveal a small hiding space. The staircase leads to a large galleried landing area from which all the main bedrooms are accessed. The double aspect master bedroom suite has an elevated view of the gardens and parkland beyond. The suite contains a dressing room with fitted wardrobes and includes a hexagonal turret en-suite bathroom with roll top bath, w/c and hand basin. On

the first floor there are two further bedroom suites comprising bedroom and en suite bathroom, four further bedrooms, family bathroom and cloakroom.

SECOND FLOOR

The rear staircase which services all floors leads to the top floor landing. This floor would once have housed the domestic staff and contains a fully fitted kitchen, sitting room, family bathroom a hexagonal turret bathroom and five bedrooms.

CELLAR

Stone stairs lead to the cellar which includes a wine room and separate store room.







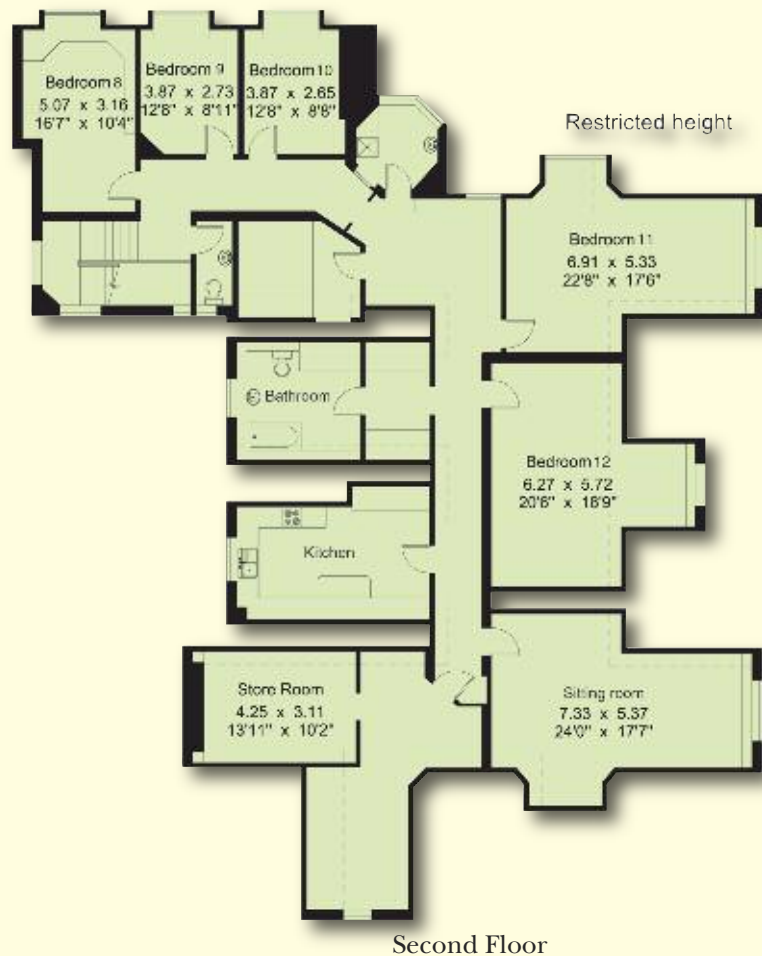


CHOWNES MEAD

Gross internal area (approx.)
1,091.2 sq m (11,745 sq ft)

For identification only - Not to scale



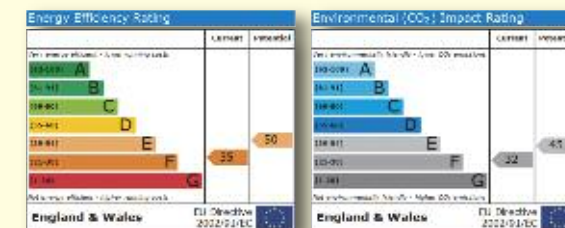


COTTAGE

Gross internal area (approx.):
103.9 sq m (1,118 sq ft)
For identification only - Not to scale



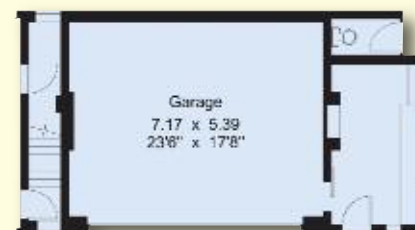
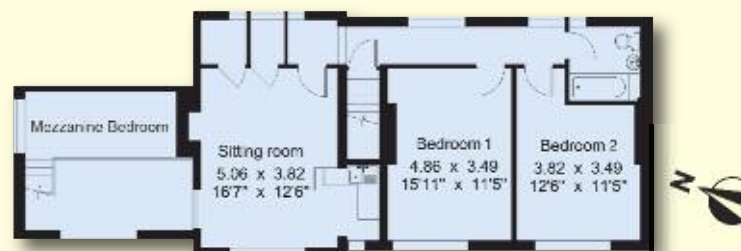
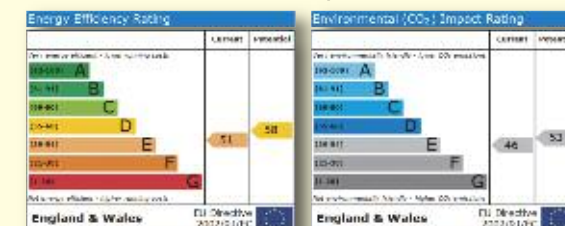
Main House



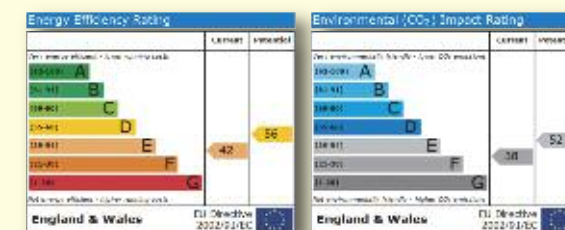
COACH HOUSE

Gross internal area (approx.):
210.1 sq m (2,261 sq ft)
For identification only - Not to scale

Cottage



Coach House



Cottage - Lot 2



Coach House





COACH HOUSE

The Coach House is located a short distance from the main house and has its own separate access on to Chownes Mead Lane. This charming building is constructed of sandstone with exposed exterior oak beams under a Horsham stone roof in keeping with the style of the main house. There is a double garage with inspection pit and workshop to the ground floor and open plan kitchen/sitting room, 2 double bedrooms and a family bathroom above. Attached to the Coach House is a separate sitting room with mezzanine bedroom, which was originally the laundry which served the main house.

LOT 2 – COTTAGE

This pretty three bedroom cottage, set away from the main house is constructed of brick with down tiles to the first floor and under a tiled roof. A gravel drive from Chownes Mead Lane leads to a parking area with a path leading to the cottage. The accommodation comprises a dining room, kitchen/breakfast room, sitting room and shower room on the ground floor with three double bedrooms and family bathroom above. Surrounding the cottage is a small garden which is predominantly laid to lawn.

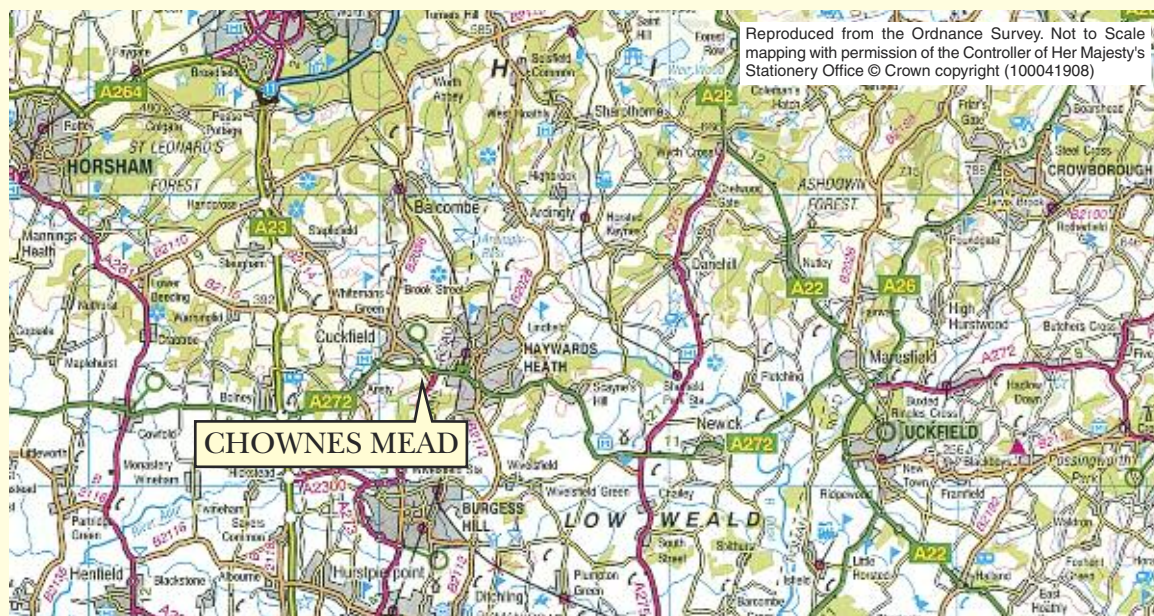
GARDENS AND GROUNDS

The gardens are a particular feature of Chownes Mead and were designed by Gertrude Jekyll who collaborated with the renowned architect Edwin Lutyens on many projects although she never visited the gardens. There are areas of lawn and well stocked formal gardens located to the south and west of the house. During the stewardship of the current owners the gardens have seen many changes. As was the fashion in the 50s and 60s the lawns and formal gardens were extended away from the house allowing for long vistas from many of the reception rooms and the raised terrace. In recent years this fashion has been reversed and the gardens have gradually shrunk as the natural

parkland has encroached. The natural dell in front of the house, which was once a lake, is surrounded by a variety of shrubs and larger evergreen trees. The lawns extend out beyond this and gradually merge with the parkland and woodland. The estate boasts many majestic specimen trees which include several Sequoias and Scots Pines.

Located on the south terrace is the swimming pool and seating area which provides an excellent area for summer entertaining and alfresco dining. Beyond the pool a path leads through the woodland to the formal sun garden and tennis court. There is an area of flat lawn next to the tennis court which is currently used as a croquet lawn.

GENERAL REMARKS AND STIPULATIONS



POSTCODE

RH16 4BS

TENURE

Freehold with vacant possession upon completion.

SERVICES

Mains water, electricity and gas. Private drainage.

LOCAL AUTHORITY

Mid Sussex District Council - 01444 477564

FIXTURES AND FITTINGS

Certain fixtures and fittings such as fitted carpets, curtains/blinds, light fittings and garden equipment are specifically excluded from the sale but may be available by separate negotiation.

DIRECTIONS

From the M25 take junction 7 sign posted M23 (S) to Brighton. Exit the M23 at junction 10a sign posted B2036 and at the top of the slip road take the 2nd exit off the roundabout on to Balcombe Road. Follow the road through the villages of Balcombe and Brook Street. Upon entering Cuckfield continue down the high street and turn right onto the B2184 Chatfield Road towards Haywards Heath. At the roundabout take the first exit sign posted A272 Tyler's Green. After approximately 0.2 miles turn right into Chownes Mead Lane. The entrance to Chownes Mead will be found after a short distance on the right hand side.

VIEWING

Strictly by appointment with Savills.

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Brochure prepared: July 2011

