

OLD DEAKS, CUCKFIELD







OLD DEAKS

Deaks Lane, Cuckfield, West Sussex RH17 5JA

*A delightful small country estate, with superb leisure facilities,
in a stunning rural position within 50 miles of central London*

Old Deaks Farmhouse: Reception hall • 5 bedrooms • 4 bathrooms • Drawing room
Sitting room • Study • Kitchen • Breakfast room • Dining room • Cloakroom
Utility room • Cellar

Indoor swimming pool complex • Hard tennis court • Extensive gardens • Double garage
Large workshop/garden machinery store

The Entertainments Hall (The Hall): 5 bay timber framed barn with double height main hall
Sitting room • Music room • Study • Kitchen • 2 cloakrooms • Shower room
Mezzanine bedroom • Mezzanine billiard room

The Little Cottage: Sitting room • Dining room • Kitchen • Bedroom • Bathroom • Garden

Old Deaks Lodge: Sitting room • Dining room • Kitchen • 2 bedrooms • Bathroom
Single Garage • Garden

Former Granary/garage block providing garaging for 7 cars with a gym and extensive storage on
the first floor, all with dedicated heating • 2 stables • Modern steel framed agricultural barn

Beautiful undulating pasture and woodland.

In all about 67.23 acres (27.20ha)

VIEWING

Strictly by confirmed appointment only with the sole agents
RH & RW Clutton, East Grinstead (01342 410122) or Petworth (01798 344554)

SITUATION

Old Deaks lies in a splendid, private, rural yet very accessible location within the High Weald Area of Outstanding Natural Beauty, just 1½ miles to the north west of the very popular Sussex village of Cuckfield with its excellent range of shops, pubs and cafes for everyday needs and Ockenden Manor, an Elizabethan country house hotel with award winning restaurant and spa. The A23 is within 2 miles connecting to the M23 and Gatwick (15 miles) and beyond the M25 (20 miles) and to the south Brighton (17 miles) and the south coast. Haywards Heath, with its main line station (Victoria/London Bridge 45 minutes) and other comprehensive facilities, is about 4 miles to the east.

The Haywards Heath Sports Club at Cuckfield is 2 miles away and there are plenty of well-known Golf Courses locally. In addition, the area is well served by some popular state, prep and public schools. The All England Jumping Course at Hickstead is a few miles to the south.

DESCRIPTION

Old Deaks is a unique small country estate which offers very flexible accommodation together with 2 cottages and various outbuildings some of which are ideal for large scale entertaining, as well as others which could be used for a number of leisure or equestrian/agricultural purposes. The current owner has a collection of historic vehicles. The property is set in beautiful gardens and grounds, land and woodland as well having some beautiful far reaching views towards the South Downs.







Old Deaks Farmhouse

The main house is a charming Grade II listed timber framed former 'Hall House', believed to have origins dating from the 17th Century with attractive external elevations and which has been enlarged and re-arranged by previous owners over the years, to provide very comfortable accommodation, on 3 floors, and with many period features such as exposed beams and oak doors, open fireplaces and leaded light windows. The main drawing room is an impressive room with partly panelled walls and exposed timbers, an open fireplace and doors opening onto the garden. On the first floor the main bedroom suite includes a bedroom, dressing room and bathroom. The bedroom has access to a balcony that allows striking views over the garden and grounds and on to the South Downs in the far distance.

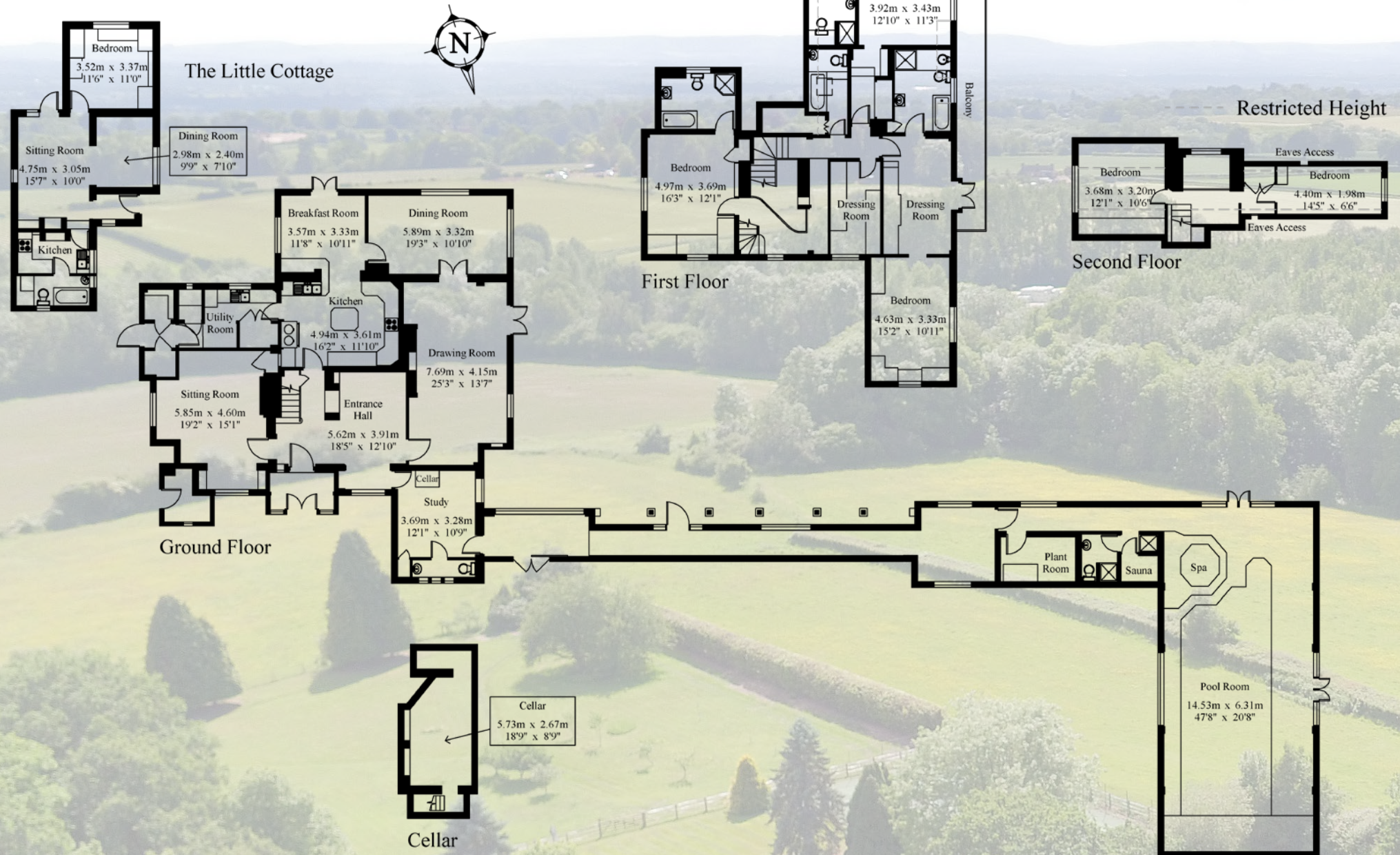
There is a direct enclosed link from the house to the indoor **Swimming Pool Complex**, which has been constructed in the style of a timber framed Sussex Barn and provides an outstanding recreational space. The heated swimming pool sits within the main barn with a high vaulted ceiling and includes lighting and an electrically operated cover. To one side is a spa bath. The changing room includes a cloakroom, two shower cubicles, one of which is a steam shower. There is also a separate wood-lined sauna. Additionally, a plant room houses all the pool equipment, including an oil-fired boiler, filtration plant, 'Climactic Enviroswim' controls with humidity control, heat recovery and air conditioning.



OLD DEAKS

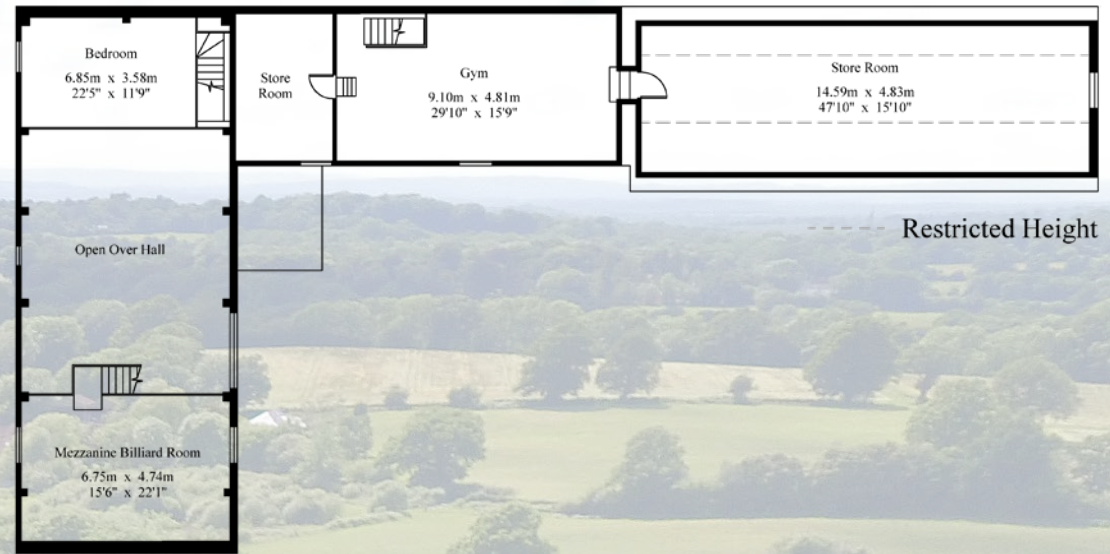
Old Deaks - Gross Internal Area : 515.7 sq m (5,550 sq ft)

The Little Cottage - Gross Internal Area : 48.2 sq m (518 sq ft)





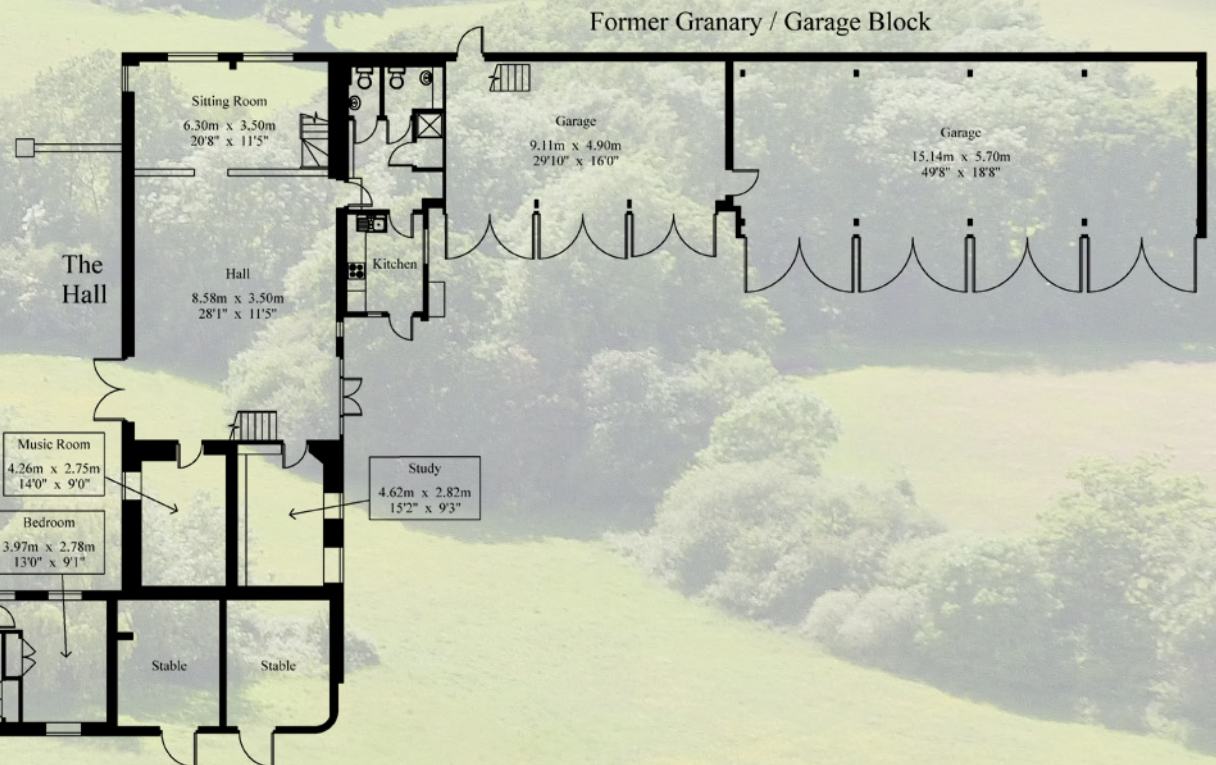
Old Deaks Lodge - Gross Internal Area : 83.8 sq m (902 sq ft)
The Hall - Gross Internal Area : 192.0 sq m (2,066 sq ft)
Outbuildings - Gross Internal Area : 393.8 sq m (4,238 sq ft)



First Floor



Ground Floor



Former Granary / Garage Block

Old Deaks Lodge

The Hall

The Hall is a magnificent rebuilt 5 bay timber framed barn, which won an award from The Sussex Heritage Trust in 1998 and provides a fabulous entertaining space being full height into the vaulted ceiling with fully exposed oak timbers and a beautiful oak floor. There is a sitting room area at one end and a music room and study at the other with 2 first floor mezzanines at either end, one arranged as a bedroom and the other as a billiard room. Just off the main barn is a fitted kitchen, 2 cloakrooms and a shower room.



On the far side of The Hall is a substantial Former **Granary/Garage Block** which currently houses a 7 car garage on the ground floor and extensive space on the first floor, currently being used as a gym and storage. The complex has its own, separately controllable, heating system. Outside the building is a large gravel standing area.

A separate drive splits off the main drive and gives access to the steel framed modern **barn** (previously an indoor sand school), with four bays and measuring approximately 80' x 60', foam insulated with 18' x 14' roller doors at either end, a concrete floor, and an enclosed 3 bay car workshop with individually opening roller doors.

Old Deaks Lodge

Across the flagstone courtyard from The Hall and also accessed from the main drive is Old Deaks Lodge, a spacious 2 bedroom single storey cottage, with a large garden and with 2 stables attached at one end. There is a single garage.



Little Cottage

Little Cottage is a single storey detached brick and tile 1 bedroom cottage, with a small garden, tucked away adjacent to Old Deaks Farmhouse and is accessed from the main drive via a path. There is a side access and parking.



The gardens and grounds are an important feature of Old Deaks. Double gates open from Deaks Lane onto the gravel drive that sweeps around and under an arch to a circular drive in front of the main house. To one side is a magnificent old Oak tree and from the drive there is a flagstone terrace in front of the house. The main gardens lie on the south side of the house with areas of lawn, mature shrub, herbaceous and plant beds, mature hedges and trees, stone terracing and paths, a large fish pond with a central fountain, an orchard and, to one side, a recently re-surfaced tennis court. There are also some lovely rural views from parts of the garden.

There are 2 large **garages** to one side and a very large **workshop** which forms a courtyard with The Hall and Old Deaks Lodge.



THE FARM LAND

The land lies principally to the west of the property in two grassland slightly undulating blocks, divided by a wooded gill. Shown as Grade III on the old MAFF plan with Curtisden & Wickham series soils typical to the area.

The eastern side has well established outer tree lined boundaries to the field parcels together with a northern shaw against the road. On the western side of this block a deep enchanting wooded gill with fine oaks and underwood has a culverted crossing leading to the western block. This larger parcel, again with well-defined fields, has the advantage of two independent gated access points onto Broxmead Lane.

The central wooded area, noted as ancient/semi-ancient woodland, is a particularly attractive feature and includes an historic quarry pit.

There is also a three bay brick-built **pig sty** with tiled roof.

The whole property extends to approximately 67.23 acres (27.20ha). (NOTE: the vendor would consider excluding the 31.95 acres (12.92ha) shaded green on the western side of the wooded gill as a separate Lot).

TENURE & POSSESSION

The property is being offered freehold with vacant possession of the whole on completion. The land is currently let under an informal gratuitous hay cropping licence. Old Deaks Cottage is occupied under a Service Occupancy Licence.

SPORTING RIGHTS, MINERAL & TIMBER

These are included within the freehold in so far as they are owned.

RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefit of all existing rights of way whether private or public, including rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not. There are no public rights of way crossing the property.

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.

The main house is Grade II listed. Old Deaks Lodge is subject to an historic Agricultural Occupancy Condition. There is a detailed planning history, further details on which is available from the agents.

SERVICES (Not tested and therefore not warranted)

Mains water and electricity are connected to the properties with a private drainage system. There is a limited field water supply. Heating is supplied to the house, cottages and various outbuildings via a number of oil-fired boilers.

PLAN

The plans and stated acreages in these details are for identification and information purposes only and potential purchasers must rely on their own investigations.

ENTITLEMENTS

The vendor will transfer the entitlements proportionate to the land following completion and retain the 2019 Basic Payment Scheme payment. There are approximately 21.807 hectares eligible for BPS.

HEALTH & SAFETY

The nature of the buildings do not present a particular hazard, however great care must be taken in walking through the woodland gill.

FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, and particularly the equipment and lifts in the car workshop. The stone water troughs at the entrance are included, however all other garden statuary and ornaments are excluded but may in part be available by separate negotiation.

LOCAL AUTHORITIES

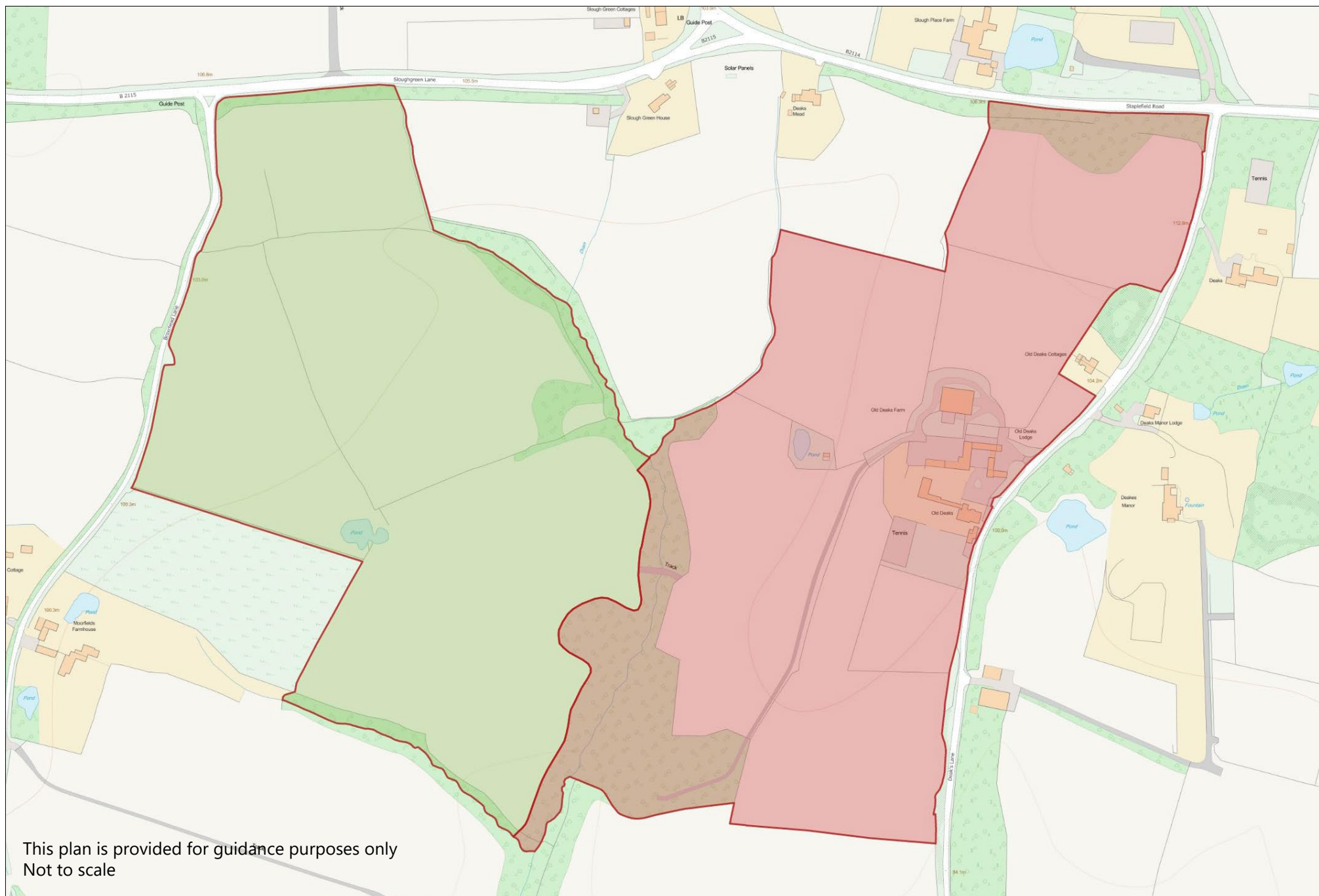
West Sussex County Council	01243 777100
Mid Sussex District Council	01444 458166

COUNCIL TAX (2019/2020)

Old Deaks	Band H - £3,728.34
Old Deaks Lodge	Band D - £1,864.77
Little Cottage	Band C - £1,657.04

EPC

Old Deaks Lodge	Band G (18)
Little Cottage	Band E (42)
The Entertainments Hall	Band D (58)





DIRECTIONS RH17 5JA

From the A23/M23 to the west take the Cuckfield (B2115) turning to Haywards Heath, pass Broxmead Lane, turn right onto the B2114 and then first right into Deaks Lane. The property will be seen on the right hand side after about 300 yards.

From Cuckfield to the east, take the left turning onto the B2115 at Whitemans Green towards Warninglid. Deaks Lane will be seen on the left after about 1 mile having passed the Sports Ground.

Viewing strictly by appointment with the sole agent RH & RW Clutton

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