



House - Detached (EPC Rating: A)

PLOT 1 TWINEHAM GRANGE FARM, TWINEHAM, RH17 5TL

£8,000

**ASTON
VAUGHAN**
Sales and Lettings



5 Bedroom House - Detached located in Twineham

Sweep into a luxury lifestyle within the exclusive gated community at Grange Farm in Twineham. Driving through some of the most picturesque Sussex Countryside, the development is attractive on approach, through secure gates and down a long drive.

Architectural masterpieces, these homes were designed to bring together the best of both town and country, with space for sophisticated entertaining and raising a family in the peace and tranquillity of Adur Valley.

No corners have been cut in the build, with each room as beautifully appointed as the next. Landscaped gardens wrap around the property with areas of lawn and stone patio bordered by graceful birch trees and architectural planting. An outdoor kitchen area allows for alfresco entertaining, while every bedroom enjoys access to a sun terrace or balcony.

Heavily glazed on all sides, the clean linear form of the house sits in perfect contrast with the organic lines of nature outside. Ever-changing with the seasons, these views form a stunning backdrop to every internal space, ensuring the interior is wholly connected to its countryside surroundings.

Open plan but cleverly zoned, the ground floor offers versatile space for both family time and social occasions, opening seamlessly and completely to the outside dining area and gardens during the summer months.

Only the finest materials and craftsmanship have been used in the creation of this home to ensure longevity, sustainability and energy efficiency. Form and function have been considered at every turn, with it evidently clear the developers have a refined eye for contemporary interiors and a respect for the environment.

Exterior & Entrance Hall:

Attention to detail is evident on the approach to this magnificent house which sits as part of a development of six exclusive homes. While they form a community, each property has been designed to feel private with landscaped, tree-lined borders, contemporary fencing and generous driveways for parking, setting each house apart.

Inspired by the homes of Mid-century Modern design, the lines are clean with a generous amount of glazing and timber slatted uprights to echo the balustrades and floating oak staircase inside. An external tap for boot/paw washing sits alongside side access to the boot room while the main entrance is grand with an oversized Smart Designer Bloomsbury front door in Alchemy Bronze.

Stepping inside, you are greeted into an elegant entrance hall, where natural light diffuses down the open stairwell from an expansive skylight which can be opened remotely allowing a cool breeze to flow through. Underfoot, the Botega Caliza flooring is warm, with large scale tiles running seamlessly across thresholds to the exterior spaces.

Kitchen:

Beautifully designed as a social and functional space, the bespoke kitchen is a focal point of the home with space to sit and converse at the breakfast bar island or cook up a feast for guests. Streamlined and stylish, Design Interiors created and hand-built the cabinets, finished with Latvian birch and topped with solid acrylic Hanex worktops in 'N-White', hand finished to a satin sheen.

Within these, the Siemens appliances include a full height fridge, full height freezer, dishwasher and two 'A' rated ovens. A Quooker boiling water tap ensures the worktops remain uncluttered and the Bora induction hob has a downdraft extractor fan to whisk away cooking scents. A separate pantry for dry goods provides useful additional storage, while adjoining the kitchen, the utility room and boot room has space for managing laundry alongside two machines and access to the outside.

Sitting Room & Dining Room:

Spanning the rear of the house with an entertainment wall dividing the two spaces, the sitting room allows for homely furnishings to cosy up on in the evening watching a movie or streaming service through the in-built satellite TV with surround sound Sonos speakers. Across the divide, the dining room sits alongside the kitchen, with both rooms opening completely to the garden via a wall of smart

Visoglide Plus sliding doors in Anodite Bronze. These allow you to spill outside during the summer months when the garden becomes a natural extension of the home, while in winter, the landscaped garden forms a beautiful, green backdrop to the reception areas.

Ground Floor Bedroom Suite:

Easily accessible on the ground floor, bedroom two also boasts direct access to the garden through a full wall of glazing, ensuring wonderful views to wake up to each day. Italian wardrobes with soft close doors by Design Interiors can be found in all four bedrooms, as can chic en suite bathrooms fitted with Porcelanosa floor and wall tiles to include stunning Lexington Maple wood embedded tiles within the bath and shower enclosures.

The Garden:

Landscaped to include colour throughout the year, the garden was expertly designed by Rachel Gooze to create a countryside haven for both peaceful retreat and summer soirees. Large-scale porcelain slabs, composite decking and shingle bring texture and softness to the space alongside lush green lawns and seating areas which catch the sun right through the day. Discreet deer fencing ensures the space is completely safe for pets and children to play and native planting blends seamlessly into the Sussex countryside surroundings.

For authentic alfresco dining, the outdoor kitchen by Grillo Living sits below a pergola with a gas barbecue, pizza oven, glass fronted fridge and a bar area, beside the firepit and timber seating banquette where you can sit out below the stars well after the sun has set.

First Floor Bedrooms & Bathrooms:

From the first-floor galleried landing, extra wide, engineered oak floorboards flow into each of the beautifully appointed bedrooms. Oversized windows frame far-reaching views across Sussex to the undulating hills of the South Downs below open skies. Soft spot, recessed LED lighting and in-built Sonos sound systems set the mood and fine quality finishes can be found throughout. Each bathroom benefits from branded sanitary ware to include wall hung WCs and Porcelanosa floor and wall tiles in both Lexington Maple and Botega Caliza bringing tonal warmth and superior style.

Snug & Home Office:

Versatile and spacious, there are two further rooms on the first floor which could have any number of uses depending on the family's needs. As a snug room, gym, playroom or workspace, these rooms offer space and flexibility, enjoying breath-taking views across the local landscape. In size and shape, either room would also work well as a fifth or sixth bedroom.

Principal Bedroom Suite:

Encompassing over a third of the first-floor footprint, the principal bedroom suite offers a tranquil retreat with a vast bedroom leading out to a stunning sun terrace. The walk-in wardrobe provides three walls of wardrobe space with clothes, shoes and bag storage for two, while the en suite is the epitome of glamour with twin basins set into a marble vanity unit, a contemporary freestanding bath and a generous walk-in rainfall shower to refresh first thing in the morning before work. From your bed or from the shower, you can gaze out over the trees and wildlife of the gardens and Downland, or stargaze from the bath as you while away the hours after a long week – complete relaxation.

Education:



Primary: Twineham C of E School
 Secondary: Downlands Community School
 Sixth Form Colleges: BHASVIC, Varndean College
 Private: Hurstpierpoint College, Burgess Hill Girls School, Ardingly College & Prep.

Good to Know:

This exceptional home is situated within some of the most picturesque countryside, and enjoys all the wonders of village life, yet it is superbly well connected to both London and Brighton & Hove.

Closer by, a gate from Twineham Grange Farm opens to a pathway leading directly to the Royal Oak Pub in Wineham. A quintessential Sussex country pub where you'll find a warm welcome, hearty food and a wonderful selection of local ales, beers and wines. Bolney Estate Winery and Vineyard is also nearby for tastings and tours, while for equestrians, Hickstead Showground is just a few minutes away by car.

The county towns of Burgess Hill, Hurstpierpoint and Haywards Heath are also easily accessible offering a variety of shops, restaurants, cafes and bars for local entertainment. You can visit the coast within 25 minutes by train or car, and Gatwick Airport is just 20 minutes away for those who need it, so you really do have the best of all worlds here.



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FLOOR PLANS



| GROUND FLOOR | METRES | FEET |
|---------------------------------|--------------|---------------|
| Open Plan Living/Dining/Kitchen | 12.52 x 9.32 | 41'1" x 30'7" |
| Guest Bedroom | 4.37 x 4.32 | 14'4" x 14'2" |
| Guest Ensuite | 3.17 x 1.78 | 10'5" x 5'10" |
| Utility Room | 4.01 x 2.87 | 13'2" x 9'5" |
| Store | 3.48 x 1.14 | 11'5" x 3'9" |
| Plant Room | 1.78 x 1.73 | 5'10" x 5'8" |



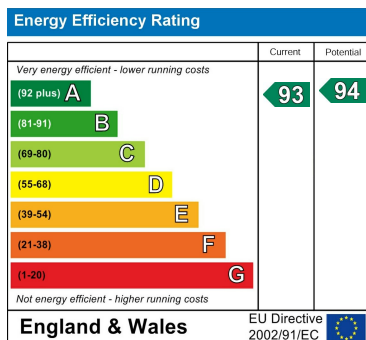
| FIRST FLOOR | METRES | FEET |
|-------------------------|-------------|---------------|
| Principal Bedroom | 5.54 x 4.65 | 18'2" x 15'1" |
| Principal Dressing Room | 4.11 x 2.77 | 13'6" x 9'1" |
| Principal En-Suite | 3.84 x 3.05 | 12'7" x 10'0" |
| Snug | 4.80 x 4.70 | 15'9" x 15'5" |
| Bedroom Two | 4.34 x 4.01 | 14'3" x 13'2" |
| Bedroom Two En-Suite | 2.84 x 1.75 | 9'4" x 5'9" |
| Bedroom Three | 4.29 x 3.73 | 14'1" x 12'3" |
| Bedroom Three En-Suite | 2.90 x 1.78 | 9'6" x 5'8" |
| Playroom/Office | 4.11 x 4.01 | 13'6" x 13'2" |
| TOTAL INTERNAL AREA | 333.5 SQM | 3,590 SQ FT |

Measured by ENEC's Certified Property Measurer

Council Tax Band

A

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.