

The
Police House

Danehill



Welcome Home

Welcome to Police House – a substantial detached home sitting on a sensational 0.5 acre plot with glorious views over undulating Sussex countryside and the most spectacular sunsets due to its westerly aspect.

The home's name comes from a previous owner who was the village policeman and offers spacious accommodation and immense scope for sizable extension to the rear and/or over the garage, subject to any necessary consents.







Open Plan Living

As it stands, you are welcomed by a generous central hallway which sets the tone for what lies beyond. The main living space is L-shaped with clear area for both sitting and dining.

The sitting room extends to 23ft and is an inviting space with bay window (complete with window seat) and a log burning stove - perfect for a chilly winter's evening in front of the fire. There are two sets of French doors that open out to the garden and make the most of the delightful outlook over the garden.



The dining area sits adjacent to the kitchen and there is potential to knock through to create a more open plan entertaining space, if preferred. The family room offers a separate, versatile room that offers plenty of options as a snug, home office, play room or ground floor bedroom.



Quality Kitchen

The kitchen enjoys quality granite counters and a breakfast bar that is handy for a morning coffee.

There are French doors that open on to the garden too creating another connection with the garden – great during the summer months.

here is an integrated fridge, dishwasher, oven and hob. Off the kitchen is the utility room, again with a door onto the garden which is extremely handy after a muddy dog walk through the fields.

There is also a door that leads into the integral double garage, which is ripe for conversion.

There is also an essential ground floor cloakroom.





Bed and Bath

A turned staircase rises to the first floor where you'll find three good size double bedrooms.

The main bedroom is a fabulous area running from front-to-back with large ensuite and a balcony with the most spectacular open vista.



The second and third bedrooms both enjoy rural views and fitted wardrobes. They are served by the generously sized family bathroom with a modern spec and separate bath/shower.

The home is fully double glazed, has oil fired central heating and there is access to a superfast broadband connection for those who work from home or like to stream.

Given the size of the plot there is immense scope to extend to the rear. You could also convert the garage and/or extend over to enlarge the first floor.

The large loft space is also ripe for conversion. Any work is of course subject to planning permission.





Glorious Garden

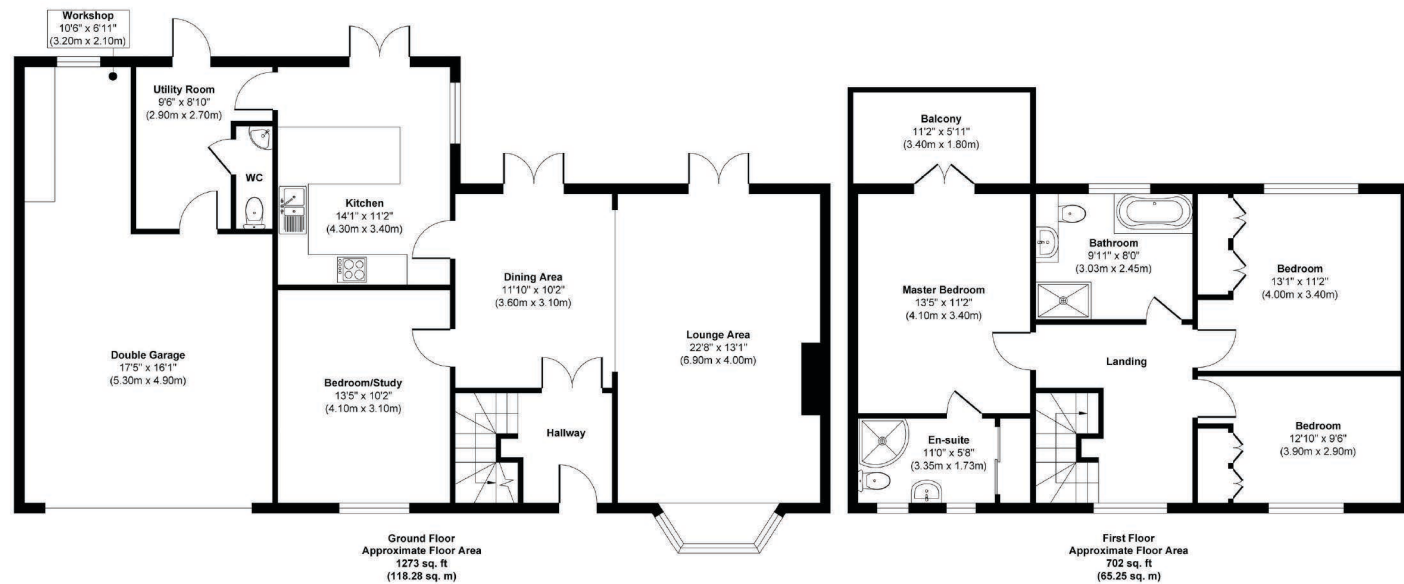
Outside the home really comes into its own, sitting on an exceptional west facing plot that extends to 0.5 of an acre and backs on to Birch Grove Estate to provide the most delightful open rural outlook.

Being west facing means that the garden is both bathed in sunshine throughout the afternoon and into the evening and you get to enjoy the most spectacular sunsets.

The paved terrace sits adjacent to the house and is the perfect spot for 'al-fresco' dining with friends and family, whilst the large expanse of level lawn is perfect for children to play.

There is gated side access that leads to the front where you have driveway parking for several cars.

The Finer Details



Approx. Gross Internal Floor Area 1975 sq. ft / 183.53 sq. m

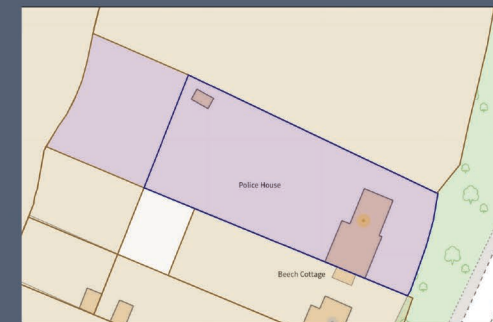
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Tenure: Freehold
Title Number: ESX222720
Local Authority: Mid Sussex District Council
Council Tax Band: D

Available Broadband Speed: Superfast (Up to 80 mbps download)
Services: Oil heating, mains water, drainage, electricity (none tested)
Plot Size: 0.5 acres (not verified)

We believe this information to be correct but recommend intending buyers check details personal.





The Police House
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