

Gale, Chelwood Gate, Sussex





A magnificent and historic late Victorian house which has been sympathetically restored and re-configured to the highest standard.

Set within beautiful and mature grounds, surrounded by and with direct access to the Ashdown Forest.

Summary of accommodation

Entrance porch | Reception hall | Drawing room | Dining room | Library
Conservatory | Family/playroom | Kitchen/dining room | Wine store | Gym
Utility room | Cloakrooms | Boot room | Integrated garaging

One bedroom staff flat

Principal bedroom suite with en suite bathroom and large dressing room

Six further bedrooms, five of which are en suite | One further bathroom

Linen cupboard

Versatile space on the second floor with two inter-connecting home offices,
study/hobby room, large open area, eighth bedroom, bathroom and large
attic space

Wired-in Wi-Fi routers throughout the property, Sonos hi-fidelity system with
speakers in all the primary rooms and to the pool and patio areas, intruder alarm
and fire/smoke system built-in

Mature landscaped gardens | Heated swimming pool | Tennis court with pavilion
Orchard | Kitchen garden | Greenhouse | Stores

Direct access to the Ashdown Forest

Distances

Forest Row 3.2 miles, Ashurst Wood 4.3 miles, Hartfield 5.9 miles, East Grinstead 6.7 miles (London Bridge 55 minutes and London Victoria 59 minutes),

Haywards Heath 7.6 miles (London Bridge 48 minutes and London Victoria 46 minutes), Tunbridge Wells 14 miles, London Gatwick 15 miles, Central London 41 miles

(All distances and times are approximate)



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Situation

Gale occupies an enviable and secluded position on the outskirts of the village of Chelwood Gate, set within the Ashdown Forest, which provides 6,500 acres of beautiful forest and heathland, within the High Weald Area of Outstanding Natural Beauty. Nearby Chuck Hatch is home to AA Milne's famous 'Pooh Bridge.'

Chelwood Gate is a lovely village with a parish church, post office and pub. Nearby are the delightful villages of Forest Row and Hartfield which are both thriving and well served villages with village shops, church, village hall, a pub and several independent shops and businesses, Forest Row also has a post office. More extensive shopping, commercial and leisure facilities can be found close by in the towns of Haywards Heath, East Grinstead, and Tunbridge Wells.

The area has excellent road and rail links from the M25 and A22 which provide easy access to London, the south coast, Heathrow, and Gatwick international airports. Mainline rail services to London Bridge and Victoria operate from East Grinstead (6.7 miles) and Haywards Heath stations (7.6 miles).

Preparatory schools in the area include Cumnor House, Brambletye, Holmewood House, Copthorne and Handcross. Secondary schools in the area include Tonbridge, Sevenoaks, Ardingly, Great Walstead, Handcross, Cottesmoor, Eastbourne and Mayfield.

There are numerous sporting and recreational interests in the area including cricket at Ashdown Forest Cricket Club, horse racing at Lingfield Park and Plumpton, golf at Royal Ashdown, Piltdown, Holtye, Sweetwater and Haywards Heath Golf Clubs. Sailing and Fishing are also available nearby; sailing at Bough Beech Reservoir and Weir Wood Sailing Club, and on the south coast, and fishing at Chipstead Lakes.

There is an abundance of country walks, cycling and riding to be had in the surrounding area including within the Ashdown Forest. Groombridge Estate, Wakehurst, Hever Castle, and Winston Churchill's home Chartwell, which are all a short drive away.





The property

Gale was built at the end of the 19th century for Lord Robert Cecil, son of the Marquis of Salisbury and future Viscount Cecil of Chelwood. Lord Cecil enjoyed a long and distinguished career as a politician and statesman, co-founding the League of Nations and receiving the Nobel Peace Prize in 1937. Gale remained his country retreat for about fifty years, and in the 1920s was frequently host to members of the Bloomsbury Circle, as referenced in the diaries of Virginia Woolf.

Situated at the head of a long driveway, Gale is a magnificent and attractive cream rendered Victorian country house surrounded by beautiful gardens and grounds.







Since moving in, in the early 2000's, the current owners have significantly extended, re-configured and sympathetically restored the house to an extremely high standard which is evident throughout the property. Over the past year the house has had extensive works including all new electrics, plumbing, under-floor heating, insulation, boiler room, all new floor coverings, bathrooms, kitchen and complete re-decoration both internally and externally. A full specification list of works completed is available upon request.

The accommodation extends to over 8,700 sq ft arranged over three floors and offers a great balance between formal and informal living. The main reception rooms are accessed off the reception hall and comprise drawing room, dining room, library and impressive conservatory and family room. The superb and large conservatory space is ideal for entertaining on a grand scale. The rooms have many interesting and beautiful features including herringbone flooring, decorative cornicing, spectacular curved windows, multiple window seats to enjoy the views over the glorious gardens and grounds and marble fireplaces.



Also on the ground floor is the large bespoke Alistair Fleming designed kitchen/dining room which is well equipped with a central work island, Miele appliances, oil-fired AGA, and pantry. The vaulted kitchen is filled with light by two sets of French doors leading out to the rear garden terrace and directly accessing the swimming pool and large decking area. The gym area, wine store, utility room and one bedroom staff flat can also be found on the ground floor.

The first floor has exceptional accommodation, benefiting from six generous en suite bedrooms, and a further good-sized bedroom and bathroom. The principal bedroom suite has an en suite bathroom, large dressing room and is south-facing, enjoying views across the gardens to the forest.

The second floor provides versatile space with two interconnecting Home Offices, a study/hobby room, a large open area, the eighth bedroom, bathroom and a large attic. All naturally lit with a pyramid skylight and fantastic views to the South Downs.



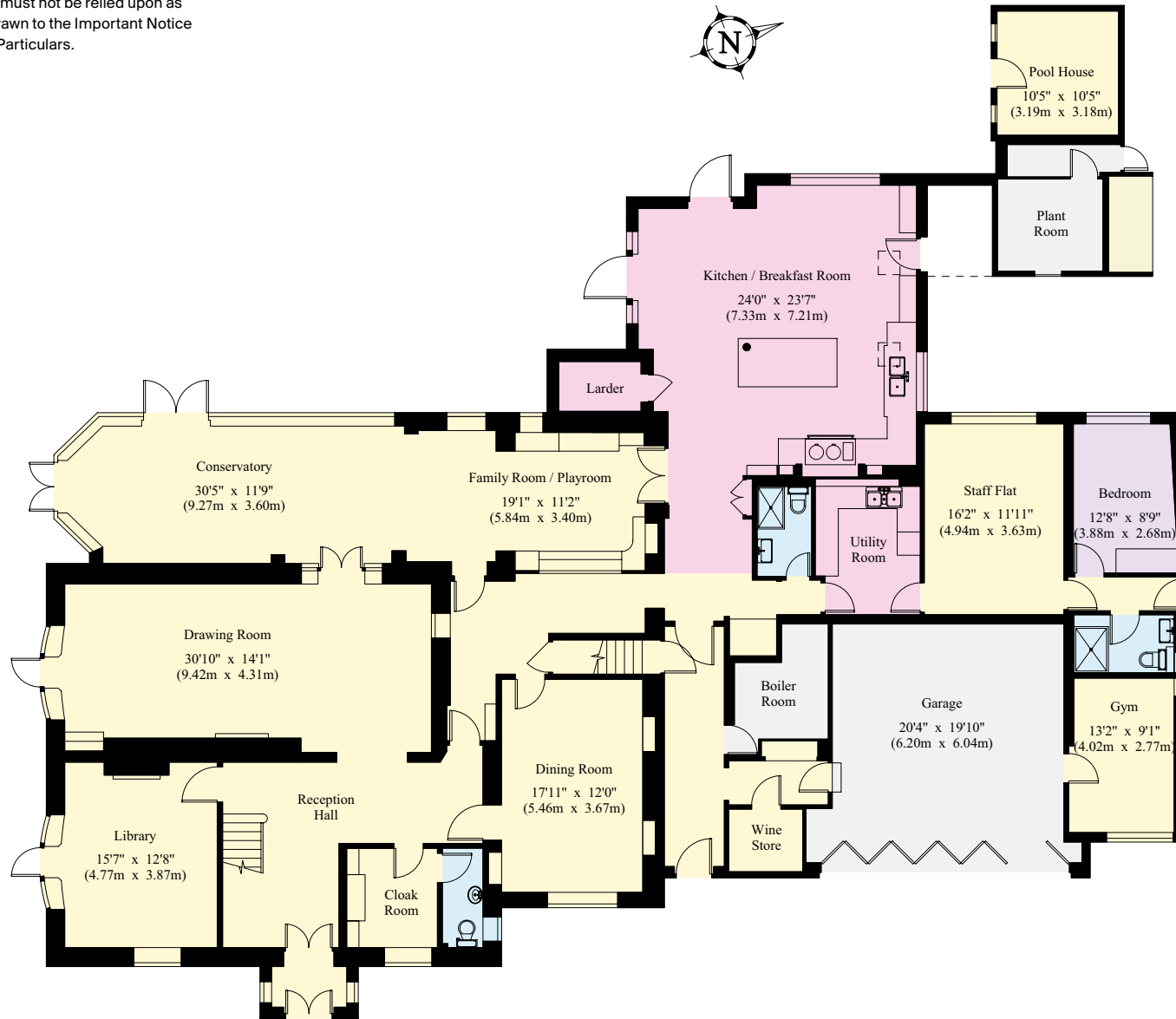
Approximate Gross Internal Floor Area

House: 8,776 sq ft / 815.4 sq m

Pool House: 216 sq ft / 20.1 sq m

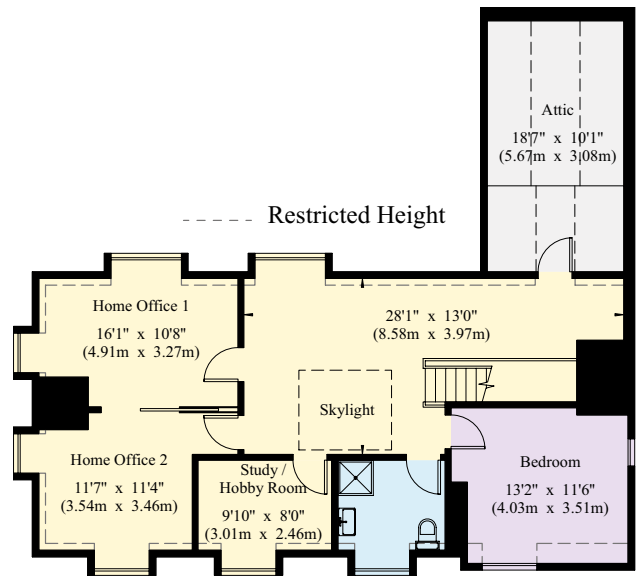
(including garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

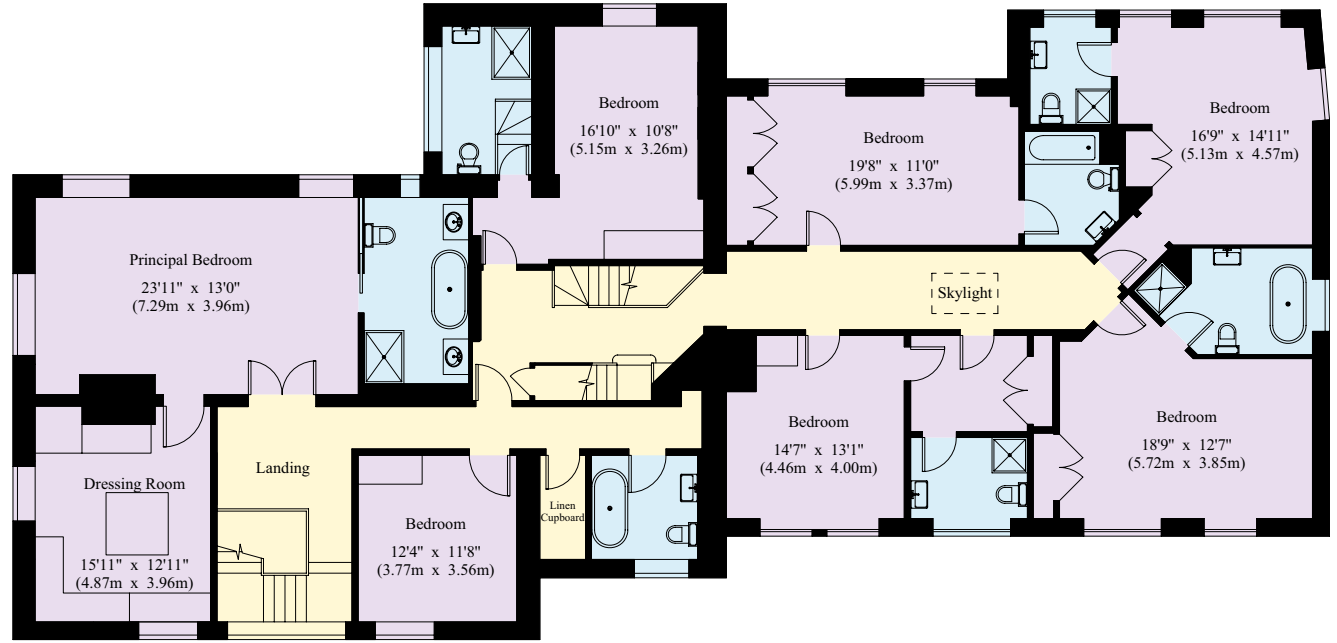


Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor



First Floor



Gardens and grounds

Gale is approached via a long driveway that leads up to the main house and carriage driveway. There is an extensive parking area in front of the house.

Sitting within the High Weald Area of Outstanding Natural Beauty the gardens are an important feature of Gale and form the most delightful and tranquil setting, with gates opening directly onto Ashdown Forest.

Beautifully designed with distinct sections, the gardens were established by Lady Chelwood and further landscaped under Lady Ashdown, the commissions of both of these keen gardeners are still evident today. Gale enjoys a stunning well-maintained and mature landscaped gardens with many established specimen trees, shrub and flower beds and orchard. The gardens are laid out mainly to the south and west of the house. The gardens are fully enclosed and screened by tall hedges, and privacy is provided by the 2.35 acres in which the house sits.

A York stone terrace wraps around the house and open to a formal lawn, which provides an excellent setting for al fresco dining, enjoying the views over the further grounds. Stone steps from the terrace lead down to the croquet lawn.

A path runs around the edge of the grounds, leading to the more informal areas of lawn, and on to the all-weather north-south axis tennis court.

Beyond the tennis court is the fenced kitchen garden with fruit cage, vegetable beds, greenhouse, garden stores and tennis pavilion.

Steps lead up to the heated swimming pool which is surrounded by the Italian porcelain paved terrace.

Directions

From the M25 come off at Junction 6 and go to East Grinstead. Take the A22 road to Eastbourne, turning right onto the A275 to Lewes just outside Forest Row. The entrance to the drive of the property is on the right-hand side after approximately three quarters of a mile after the A22/275 junction, just before entering the village of Chelwood Gate.







Services

We are advised by our clients that the property has oil fired central heating, mains water and electric. Private drainage.

Local authority

Wealden District Council – www.wealden.gov.uk

Council tax

Band H

EPC

TBC

Viewing

Viewings strictly by appointment only with the sole selling agents Knight Frank.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2022. Photographs dated May 2022.

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