



Highlands

West Sussex

Set within 5.9 acres, a fine country house and magnificent entertainment centre

Highlands, Hayes Road, Slinfold, W. Sussex RH13 0SN

M23 12 miles, Horsham Station 5.8 miles (London Victoria from 45 minutes), Guildford 18 miles,
Brighton 28.5 miles, Gatwick Airport 19.5 miles, Central London 41 miles

Highlands

Reception hall | Drawing room | Dining room | Sitting room | Snooker/
games room with bar | Study | Kitchen/breakfast room | Boot room
Utility room | 2 Cloakrooms

Principal suite comprising bedroom, walk-in wardrobe, dressing room,
bathroom and roof terrace | 4 Further bedrooms (1 with roof terrace)
2 Family bathrooms | Spacious loft storage

Detached building housing a gym, hot tub, cold tub, sauna, shower and
cloakroom | Mediterranean-style garden

2 Detached triple garages

Entertainment/pool complex: Heated outdoor pool, kitchen, dining area,
bar, utility room, changing room, bar/barbeque area

Extensive lawns | Formal gardens | Japanese garden with Koi pond
English rose garden | Kitchen garden with greenhouse | EPC rating: F
Annex EPC rating E

5.89 acres in all



The property

Accessed via a long sweeping driveway, Highlands is a hidden gem, wonderfully situated within over about 5.89 acres, with an exceptional level of seclusion. The driveway bears around to the left, double electrically operated gates provide access to the Highlands. This is a rarely available opportunity that will suit the most discerning of buyers. It is a property that caters for those looking for a large family home with ancillary accommodation, and provides for multi-generational living. Privacy is a key attribute.

Highlands

A house of extraordinary presence, set within beautifully landscaped gardens and grounds, with the luxury of an outdoor pool and fabulous entertainment centre. Internally, much of the accommodation benefits from under-floor heating, and has principally been designed and furnished by the world renowned Clive Christian, including the comprehensively fitted kitchen; well-considered modern additions blend to create a mix of elegance and style. There are three opulent reception rooms, all showcasing the property's many features, including impressive fireplaces, decorative ceilings, and large windows affording wonderful views over the gardens. Of particular note is the 29'8" games room, fitted with solid walnut units and a drinks bar. An adjacent study enjoys direct outside access via two sets of French doors and provides excellent space for those wishing to work from home.

The spacious kitchen/breakfast room is fitted with an extensive range of Clive Christian units and central island, topped with granite worksurfaces. The numerous appliances include an AGA, two Sub-Zero fridge/freezers, Fisher Paykel 4-drawer dishwasher, two electric ovens, Miele warming drawer, Miele steamer, and Miele combi microwave. An adjoining lobby houses two large Sub-Zero wine chillers. On the first floor, the accommodation is equally as well planned and includes a sumptuous principal suite comprising a generously proportioned bedroom with extensive Clive Christian wardrobe cupboards incorporating a concealed entrance to one of the two dressing

rooms, an en suite bathroom, and a roof terrace. There are three further bedrooms, one with its own roof terrace, and a family bathroom on this level, whilst the second floor is host to a further bedroom, a spacious bathroom featuring a 'ball and claw' footed bath, and extensive eaves/loft storage space.

Entertainment centre and swimming pool complex

Undoubtedly a 'wow' factor is the entertainment centre and pool complex, the star of which is the Clive Christian internal kitchen and dining area with its curved two-level bar. A vaulted beamed ceiling, full-height curved windows and a wall of bi-folding doors opening out to the pool area, combine to create an immense feeling of light and space. There is ample space for a dining table for large-scale dining, along with relaxation space, complemented by air-conditioning, and/or under-floor heating, and two strategically placed, inset tv screens. Changing facilities, a shower and a utility room are located off the entertainment area.

The kitchen area exceeds expectations and caters for a wide range of culinary needs. The many appliances include Wolf gas hob and ovens, La Cornue rotisserie, Meile steamer, Sub-Zero fridges, 2 freezers, ice maker, wine chiller, and a drinks drawer. Bi-folding doors open the room out to the pool and seating area, alongside which is the purpose-built 'Highlands Grill and Bar' with a granite bar, Californian grill, Lynx barbeque, ice/cocktail cabinet and a TV set into the back wall.

Leisure centre and utility rooms

Adjacent to the main house is a Mediterranean style garden where access may be gained to the leisure centre comprising a gym with a vaulted beamed ceiling, air-conditioning, under-floor heating, and a comprehensive range of Clive Christian storage options, and a fitted TV. Double doors open into the adjoining room housing a hot tub, cold tub, sauna, shower and cloakroom. There is also a utility room with Clive Christian units, under-floor heating, and a Neff oven/hob.







Location

Highlands enjoys a tranquil 'tucked away' setting on the outskirts of Slinfold with its village shop, church, public house, sports clubs and primary school. Further more extensive amenities are available in the market town of Horsham, including the Swan Walk shopping centre, and the multi-purposed arts venue, The Capitol.

For the commuter, this is an extremely attractive property being within easy reach of the A23 which in turn links with the M23 and provides access to the national motorway network, London, and Heathrow and Gatwick Airports. Horsham and Haywards Heath stations provide regular train services to London.

There are a number of highly regarded schools in the region including Pennthorpe, Farlington, Cottesmore, Handcross Park, Burgess Hill, Charterhouse, Brighton College, Hurstpierpoint, Cranleigh and Worth.

Leisure and sporting pursuits in the region are in abundance, including walking and riding in the local countryside, Slinfold Golf & Country Club, Horsham Sports Club and Horsham Rugby Club, Mannings Heath, sailing at Ardingly, riding on the South Downs, polo at Knepp Castle, and horse racing at Plumpton, Lingfield and Goodwood. The South Downs National Park and the South Coast are within easy reach.

Local spa and country house hotels include South Lodge, Alexander House and Ockenden Manor. For the opera enthusiast, Glyndebourne in Lewes is the site of an opera house that since 1934 has been the venue for the annual Glyndebourne Festival Opera.



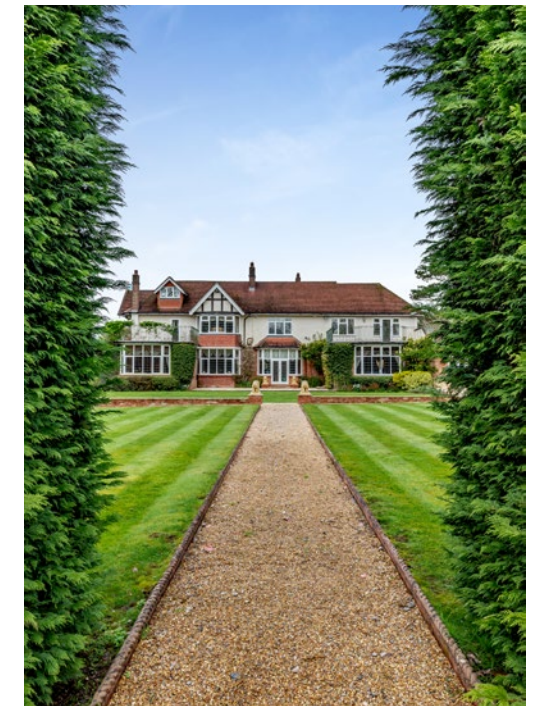


Gardens and grounds

Extending to about 5.89 acres, the gardens and grounds are an enchanting foil for the property and importantly include a stunning Japanese garden containing a wide range of plants and shrubs, and featuring an impressive Koi pond with bridge, water features, and a stream meandering over pebbles.

A discreetly positioned pump house contains a central pumping system that services the garden. The gardens have been thoughtfully created and meticulously maintained to provide year-round interest and of additional interest is a formal English rose garden with a central fountain.

In addition to the gardens, there are extensive lawns, grazing, and a kitchen garden with greenhouse. A bore hole provides irrigation. To the east of the main house lie two triple garages.







Directions

From Horsham take the A281/Brighton Road towards Guildford and at the Broadbridge Heath, take the first exit at the roundabout onto the A264/Five Oaks Road. Continue for about half a mile and then turn right into Lyons Road. After about 1.3 miles, turn left into Hayes Lane and after a further mile, the property will be found on the right hand side, behind double timber gates.

General Remarks and Stipulations

Local Authority: Horsham District Council - Tel. 01403 246790

Council tax: Band H

Services: Mains electricity, mains water and private water supply via bore hole. Calor gas. Oil fired central heating. Under-floor heating. Private drainage – Klargestor (on a service contract).

Tenure: Freehold

Guide Price: £3,850,000

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



Highlands, Hayes Lane, Horsham

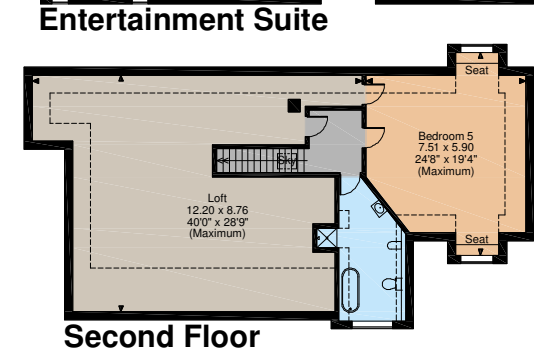
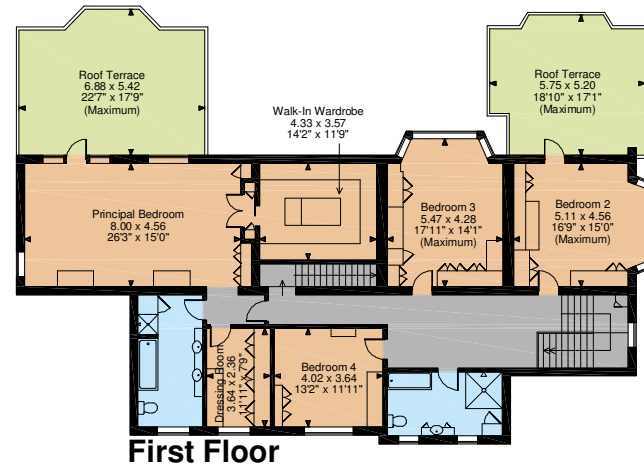
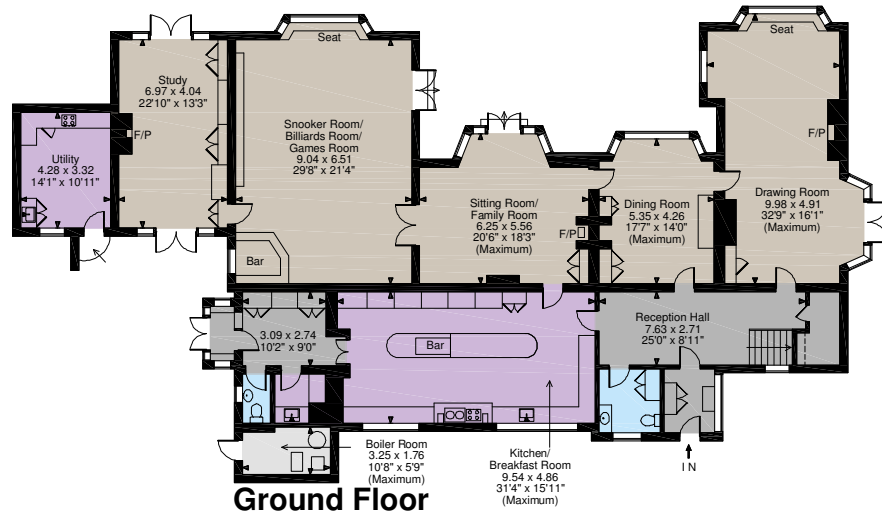
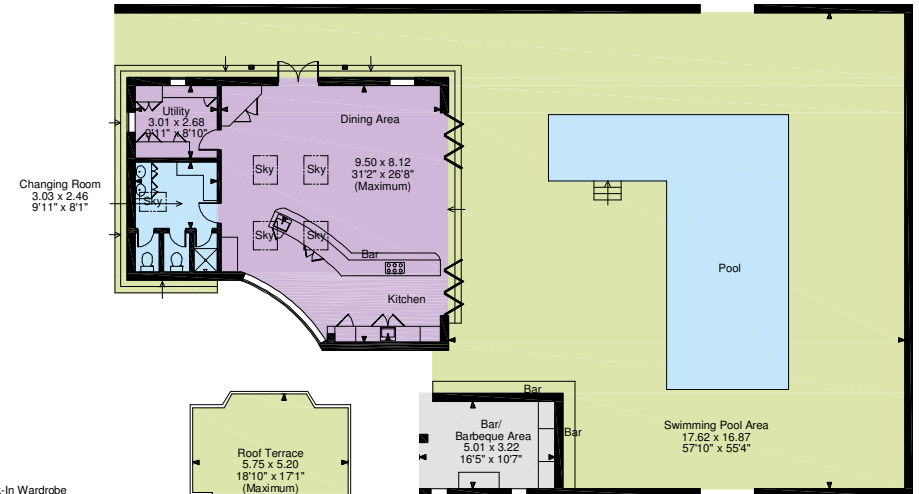
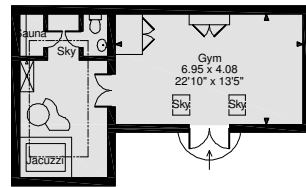
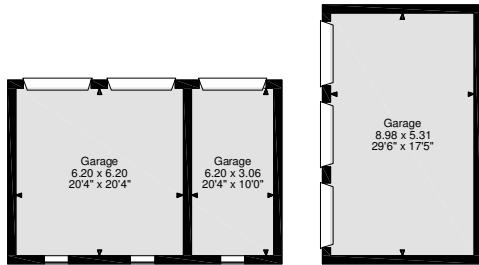
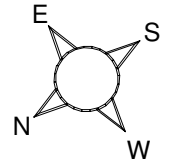
Main House internal area 6,520 sq ft (606 sq m)

Garages internal area 1,151 sq ft (107 sq m)

Outbuildings internal area 763 sq ft (71 sq m)

Entertainment Suite internal area 991 sq ft (92 sq m)

Roof Terrace external area = 662 sq ft (62 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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