

Westbrook Hall
Broadbridge Heath, West Sussex



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Land and property. Since 1885.



A magnificent Georgian country residence set within extensive private grounds, with a heated swimming pool and versatile outbuildings, in a sought-after West Sussex setting.

Property

Westbrook Hall is a distinguished grade II listed residence that combines classical elegance with modern family living. Extending to almost 8,000 sq ft, the property is characterised by its grand proportions, high ceilings and a wealth of original architectural features, including ornate cornicing, sash windows, exposed timbers and impressive fireplaces.

The ground floor is centred around an impressive reception hall with parquet flooring and a coffered ceiling, leading to beautifully proportioned reception rooms. These include a generous drawing room and a spacious sitting/family room, both being south facing and featuring large bay windows. French doors from the family room open onto the terrace and swimming pool, linking the principal living spaces with the gardens beyond, while a centrally positioned bar provides an excellent space for entertaining. The generous kitchen/breakfast room is fitted with a traditional Aga set within a decorative arch, bespoke cabinetry, a central island and flagstone flooring. Further accommodation includes an additional reception room, a workshop and internal access to the double garage.

On the first floor, the property offers extensive and flexible bedroom accommodation together with a private study. The principal suite benefits from a dressing room and an en suite bathroom. A further generous bedroom enjoys its own en suite bathroom, while the remaining bedrooms are served by a family bathroom and separate cloakroom. A mezzanine-level annexe provides independent accommodation with a bedroom, study and bathroom, ideal for guests or multi-generational living.

Approached via a private gated entrance, a sweeping driveway leads to a substantial forecourt providing extensive parking and turning space. The beautifully landscaped gardens include a large paved terrace surrounding the swimming pool and a sheltered seating area; while sweeping lawns, mature specimen trees and a peaceful pond create a delightful setting with far-reaching countryside views. A range of useful outbuildings further enhances the property's versatility.

The grounds include landscaped gardens and paddocks, in all extending to 8.37 acres.

7,901 sq ft (734 sq m) | Freehold
4 reception rooms | 6 bedrooms
3 bathrooms | Double garage & outbuildings
8.37 acres

Offers In Excess Of £3,000,000

Location

Warnham, a popular village lying immediately north- west of Horsham, offers a good range of everyday amenities including a butchers, village shop, primary school and two public houses. The thriving market town of Horsham provides an extensive selection of shopping, dining and cultural attractions. The surrounding West Sussex countryside offers excellent opportunities for walking, cycling and outdoor pursuits, with the South Downs National Park also within easy reach.

Independent schools in the vicinity include Christ's Hospital, Farlington School, Pennthorpe School and Handcross Park School, while Horsham and the surrounding area offer a strong selection of primary and secondary schools.

Transport connections are excellent, with Horsham railway station providing regular services to London Victoria and Gatwick Airport, together with Thameslink connections towards London Bridge. The A24 and A264 are easily accessible, linking to the M23, the national motorway network, the south coast and central London.

Postcode region:RH12

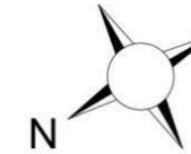
General

Local Authority: Horsham District Council
Services: Mains water, electricity, heating and hot water provided by a ground source heat pump. Private drainage which we understand to be compliant with current regulations.
Council Tax: Band H
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Note: Planning consent has been granted for a ground floor extension Ref: DC/24/1627
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority



Gross Internal Area (Approx.) 6508 sq ft / 604.6 sq m
Annexe (Approx.) 1404 sq ft / 130.5 sq m
Outbuildings (Approx.) 611 sq ft / 56.8 sq m
Total (Approx.) 8523 sq ft / 791.9 sq m



Approximate Gross Internal Area = 8523 sq ft / 766.9 sq m
Illustration for identification purposes only, measurements are approximate, not to scale.

GD IMPACT
 Every effort has been made to ensure the accuracy of this floor plan; however, measurements are approximate, and no liability is accepted for any errors or omissions.
 This illustration is for identification purposes only and has been measured and drawn in accordance with RICS guidelines. It is not to scale unless otherwise stated.

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