



Allfrey House, Bolney Road, Cowfold, Horsham
West Sussex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Allfrey House

Bolney Road, Cowfold, Horsham, West Sussex RH13 8AZ

An impressive Grade II listed country residence, with charming coach house, set in landscaped grounds of 1.85 acres.

Cowfold 0.6 mile, Bolney 3 miles, Horsham mainline station 7.5 miles (London Victoria from 53 minutes), Haywards Heath mainline station 7.7 miles (London Bridge from 46 minutes), Brighton 15 miles, London Gatwick Airport 17 miles, Guildford 28 miles, Central London 44 miles

Reception hall | 2 Sitting rooms | Dining room
Kitchen | Breakfast room | Cloakroom | Principal bedroom with en suite shower room | 7 Further bedrooms, 2 en suite | Family bathroom
Cellar | 2 Bedroom Coach House | Garden store/workshop | Workshop | Triple garage | Tractor store | Summer house | Garden | 1.85 acres | The Coach House EPC rating D.

The property

The architecture at Allfrey House is believed to reflect Tudor Gothic influences, with a striking façade featuring a castellated parapet between two ornate gables, and a central portal with three arches topped by a lion figure. This stately country house offers a welcoming sense of arrival, with the reception hall giving access to two sitting rooms with lofty bay windows: one providing an elegant space for relaxation with fireplace focal point, and the other featuring painted ceiling beams and a log-burning stove. To the rear is a formal dining room as well as a breakfast room with French doors to the garden. An open aperture, with a step level change, links to the kitchen which is fitted with contemporary cabinetry in a rich, dark colour tone and an island unit.

A classic curved staircase rises to the bedroom accommodation which is arranged over the two upper levels. On the first floor the principal and second rooms feature faceted windows and access to smart en suite facilities. There are two further bedrooms on this level, along with a well-appointed family bathroom. Four additional rooms are at the top of the house where ancient rafters are revealed. Excellent supplemental accommodation is offered in a charming coach house dwelling which is positioned alongside the main house. The self contained Coach House provides well presented accommodation with an attractive garden to the rear and ample parking to the front. There is a sitting room, separate dining room, kitchen and utility room on the ground floor. On the first floor there are two bedrooms and a bathroom.

Outside

High level hedging fronts the roadway, with timber five-bar gates opening to an expanse of gravelled driveway which provides parking for numerous cars. Clipped evergreen shrubs create a pleasing formal display beside the house and a further gate offers a vehicular route to the rear where the detached garage outbuilding is situated. The garden and grounds at Allfrey House offer a series of green outdoor 'rooms' with trellising, walls and lengths of herbaceous border creating partition. Features of note in this beautifully-landscaped sanctuary include a parterre garden, a natural pond, an orchard and swathes of lawn interspersed by majestic and specimen trees. A paved courtyard setting adjoining the rear of the house offers opportunities for al fresco dining and sitting, whilst the coach house has a separate enclosed garden for privacy.

Location

The property is situated on the easterly fringes of the village of Cowfold, where local amenities include a convenience store, restaurant, public house and well-regarded primary school. The larger village of Henfield is easily accessible to the south with a wider range of facilities, whilst slightly further afield, the market town of













Floorplans

Allfrey House Bolney Road, Cowfold, West Sussex

Main House internal area 4,120 sq ft (383 sq m)

Garage internal area 612 sq ft (57 sq m)

Summer House, Tractor Store & Log Store internal area 778 sq ft (72 sq m)

Coach House internal area 1,590 sq ft (148 sq m)

Total internal area 7,100 sq ft (659 sq m)

For identification purposes only.



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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8622181/LCO

Location (cont.)

of shopping, including a John Lewis at Home, Waitrose and the Swan Walk shopping centre. The mainline station at Horsham has services to London Victoria, and Haywards Heath station offers journeys to London Bridge. Road-users have good access to the A23 and A24 for links to the M25 and the A27 for access to south coast destinations. Well-regarded schooling in the vicinity includes Hurstpierpoint College, Lancing College, Brighton College, Christ's Hospital and Farlington School.

Directions

What3words:///weeknight.define.tribune

General

Local Authority: Horsham District Council
tel: 01403 215100

Services : Mains water, electricity, LPG fired central heating (underfloor electric to all bathrooms). Solar panels to 10kw battery, plus feed in tariff. Private drainage which may not be compliant to current regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,750,000

Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565

guildford@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken October 2024. Particulars prepared October 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited