



Woldringfold House

Lower Beeding,
West Sussex

A fine 7 bedroom country house with 2 bedroom cottage and a swimming pool in a beautiful rural setting with fabulous views

Woldringfold House, Brighton Road, Lower Beeding, Horsham, RH13 6TL

Cowfold 1.6 miles, Lower Beeding 2.7 miles, A24 (London-Worthing road) 4.7 miles, A23 (London-Brighton road) 5.0 miles Horsham and station 6.3 miles (London Bridge 61 minutes, London Victoria 74 minutes, London Waterloo 81 minutes), Haywards Heath 9.6 miles, London Gatwick Airport 15.9 miles, Brighton 18.2 miles, Central London 41.5 miles

Features:

Lot 1

Drawing room | Dining room | Family room | Office
Study | Kitchen/breakfast room | Utility | Principal bedroom
with dressing room & en suite bathroom | 6 Further
bedrooms, 1 en suite | Cloakroom | Family bathroom
2 Shower rooms | Gym | Cellar | Self-contained
2 bedroom cottage | Store rooms

Swimming pool | Tennis court | Garage | Half sized
football pitch | Kitchen garden | Garden | Pasture land
About 20.46 acres

Lot 2

A further 29.21 acres available by separate negotiation





The property

Woldringfold House is a substantial detached double-fronted country home offering more than 8,200 sq ft of light-filled flexible accommodation arranged over three floors. Configured to provide an ideal family and entertaining environment with generously-proportioned rooms with high ceilings and large windows maximising the stunning southerly views, the accommodation flows from a welcoming reception hall with useful cloakroom and briefly comprises a drawing room with woodburning stove and French doors to a rear terrace, a part-panelled office with feature open fireplace, a wooden-floored dining room, family and study rooms, both with French doors to the garden, and an L-shaped kitchen/breakfast room with a range of wall and base units including a large central island, complementary work surfaces and splashbacks, modern integrated appliances and space for a large table. A door from the kitchen opens to an inner hall, giving access to a fitted utility room, shower room, store and gym with wooden flooring and bi-fold doors to a terrace. The property also benefits from generous cellarage with further storage and a wine cellar.

Stairs rise from the reception and inner halls to the first floor, which provides a principal bedroom suite with bedroom, dressing room and bathroom with twin sinks, corner bath and separate shower, six further bedrooms, one with en suite bathroom, a useful laundry room and family bath and shower rooms.

Outside

The property is accessed via a sweeping tarmac drive through double gates, leading to a gravelled forecourt, an integral double garage, a garage courtyard with various stores, and a self-contained cottage comprising a sitting room, kitchen/dining room, cloakroom, two bedrooms, and a bathroom. A second gated drive from Burnt House Lane provides additional access.

The formal landscaped gardens include lawns, mature trees, flower and shrub beds, a tennis court, covered swimming pool, kitchen garden with raised beds, half-size football pitch, and spacious flagstone terraces ideal for entertaining and outdoor dining.

Location

Cowfold village has good local shopping, while Lower Beeding village has three pubs, two churches, a hotel, village store and primary school, surrounded by miles of open countryside providing excellent walking and riding opportunities including St Leonards Forest, a designated Area of Outstanding Natural Beauty. It is a short walk across rural footpaths to both the Michelin starred restaurants at South Lodge Hotel and Spa and Leonardslee Gardens. The nearby market town of Horsham offers a comprehensive range of both independent and national shopping including supermarkets, a shopping centre, restaurant quarter, theatre, cinema, leisure centre and sports club with cricket, tennis, hockey and squash clubs. Haywards Heath also provides extensive amenities. The area provides numerous golf courses, show jumping at Hickstead and racing at Plumpton and Brighton. Communications links are excellent: Horsham mainline station (6.6 miles) provides regular services to London and the A23 and A24 link to the south coast and the motorway network, giving further access to London and its airports. The area offers a range of independent schools including Christ's Hospital, Handcross Park, LVS Hassocks and Cottesmore.









Postcode: RH13 6TL
What3Words: ///riverbank.amaze.rugs

General

Local Authority: Horsham District Council

Services: Mains water and electricity, oil fired central heating and private drainage (we are unaware whether this complies to current regulations)

Mobile Phone Coverage/broadband:

Information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

EPC rating: House: E, Cottage: G

Council Tax: House: Band H, Cottage: Band B

Tenure: Freehold

Public rights of way: There is a footpath crossing part of the property – please refer to the agents for further details

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

Guide Price: Lot 1 £2,950,000

Lot 2: Available by separate negotiation



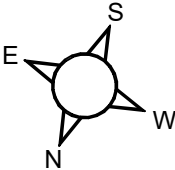
Cottage



Cottage



Woldingfold House, Brighton Road, Horsham, West Sussex
 Main House internal area 7,744 sq ft (719 sq m)
 Garage internal area 406 sq ft (38 sq m)
 Cottage internal area 2,565 sq ft (238 sq m)
 Wood Stores external area = 930 sq ft (86 sq m)
 Total internal area 10,715 sq ft (995 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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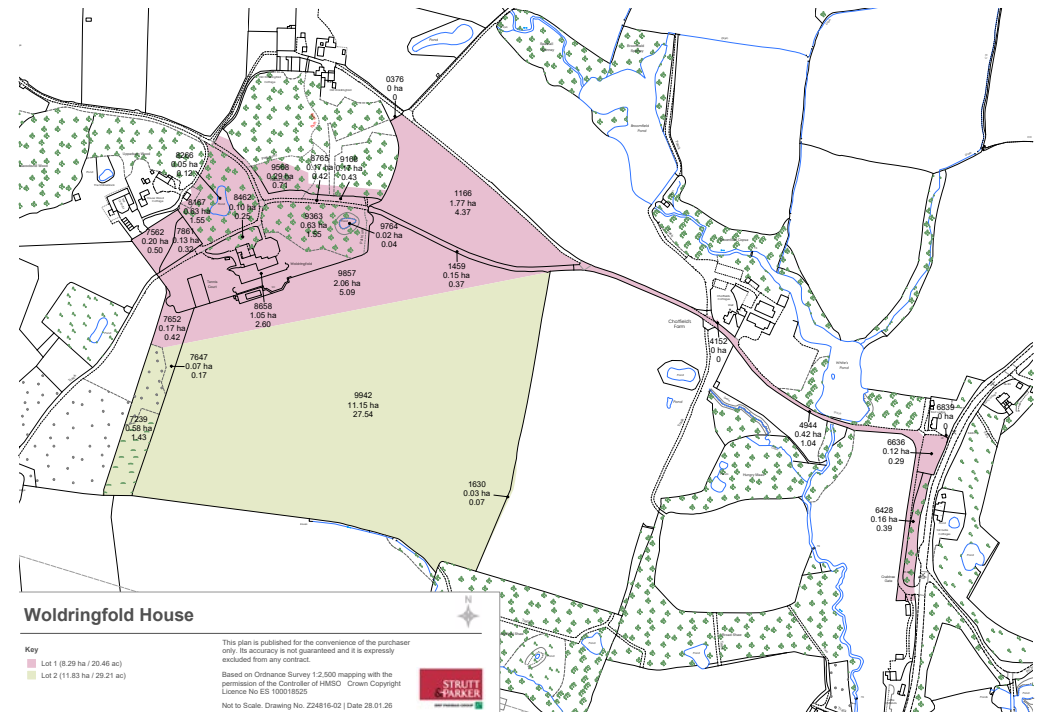
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