

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:

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 49.68 acres in all





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: £3,750,000



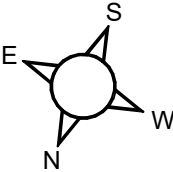
Cottage



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)
Outbuildings 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8642816/SS



Strutt & Parker London
43 Cadogan St, London SW3 2PR

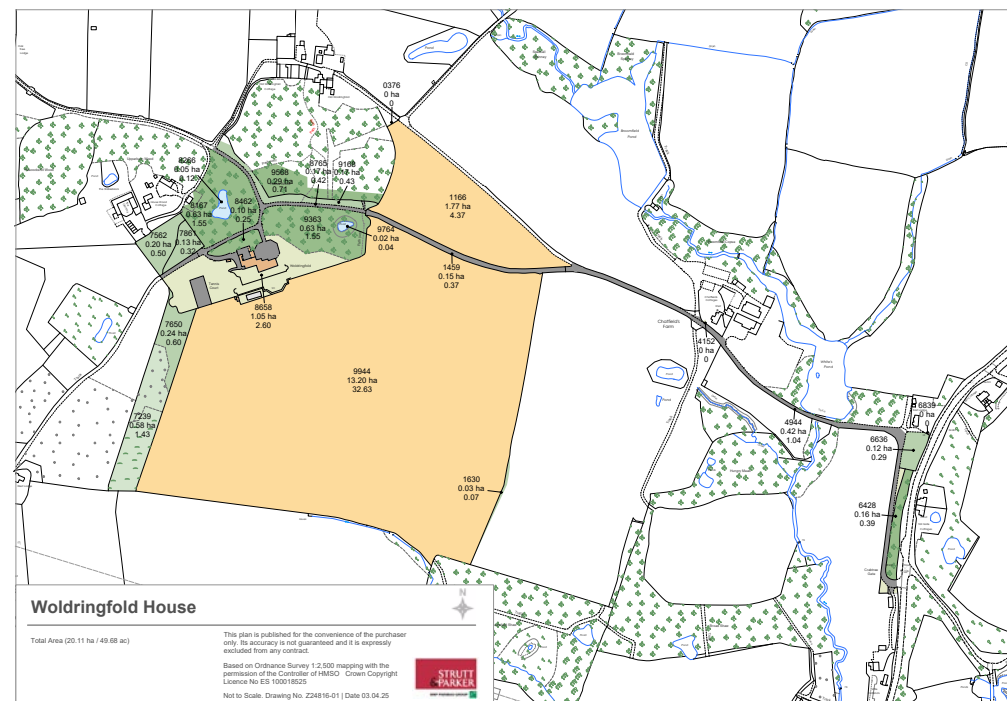
+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

Strutt & Parker Horsham
High St, Guildford GU1 3BJ

+44 (0) 1403 246790
horsham@struttandparker.com
struttandparker.com

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

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 April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited





STRUTT & PARKER