



**Park Farmhouse**  
Broxmead Lane, Bolney, West Sussex

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP 

# A fine country house with swimming pool, cottage, garden office, outbuildings and 1.67 acres

A detached five bedroom period family home, sensitively combining quality fixtures and fittings with a wealth of period features. It is located near to a desirable, highly-convenient village, within easy reach of local and town centre amenities and a train station with journey times to central London of around 40 minutes.



4 RECEPTION  
ROOMS



7 BEDROOMS



5 BATHROOMS



TRIPLE  
GARAGE



1.67 ACRES



FREEHOLD



RURAL



5,866 SQ FT



GUIDE PRICE  
£2,950,000

## The property

Park Farmhouse is a stone-built double-fronted Georgian property offering 4,895 sq ft of light-filled, flexible accommodation arranged over four floors. Configured to provide a practical and cohesive family and entertaining space, it sensitively combines modern amenities including quality sanitaryware and elegant décor with period features including large sash glazing, generously-proportioned rooms and high ceilings.

The accommodation flows from a welcoming reception hall with tiled flooring and front and rear staircases. It briefly comprises dual aspect drawing and kitchen/family rooms, both with exposed wooden flooring. The former has a feature fireplace with woodburner and doors to the garden to two aspects. The kitchen has a range of Quaker-style units, a large central island with breakfast bar and modern integrated appliances, including a Wolf range cooker and Subzero fridge freezer. It opens into a family room, configurable to the purchasers' own requirements. Steps from the kitchen lead down to a

wooden-floored dining room with French doors to the garden to two aspects and an inter-connecting fitted utility room with garden access, there is also a useful cloakroom and a walk-in larder. The property also benefits from generous cellarage, currently providing open-plan TV and office areas but suitable for numerous uses.

Both staircases rise to the first floor which provides four double bedrooms, one with en suite shower room, and a family shower room. The principal bedroom has steps down to a fitted dressing room with extensive fitted wardrobes, opening to an en suite bathroom with twin sinks, freestanding bath and separate shower. The rear staircase rises to the property's remaining second floor double bedroom which has fitted wardrobes and an en suite shower room.









## Outside

Having plenty of kerb appeal, the property is approached through electric double gates over a gravelled driveway with turning circle. It provides private parking and gives access to a detached triple garage with a vaulted first floor office with en suite shower room. The landscaped formal garden surrounding the property is laid mainly to lawn screened by mature hedging and topiary. It features a part-vaulted single-storey cottage with sitting/dining room, kitchen, two bedrooms and a shower room, numerous seating areas, an L-shaped outbuilding with gym, shower room and three stores, a studio, a swimming pool with paved surround and pool house, and paved terraces, the whole ideal for entertaining and al fresco dining.

## Location

Bolney village has an award-winning wine estate and vineyard café, church, village hall with recreational ground and play area, community cafe, two pubs and a primary school. Nearby Cuckfield village has boutique-style shops and cafés, while Haywards Heath town centre offers more comprehensive shops and

amenities and a mainline railway service (5.6 miles) to London Victoria and London Bridge (around 44 and 42 minutes respectively). Further facilities are also available in Horsham, Crawley and Brighton. Local sporting/recreational amenities include a country club, golf courses, show jumping at Hickstead and racing at Plumpton, Brighton and Goodwood. Transportation links are excellent: the A23 links to the M23, providing easy access to Brighton, Gatwick, the M25 and motorway network, and Wivelsfield station (6.0 miles) also offers regular services to central London.



## Distances

- Bolney 1.5 miles
- Cuckfield 5.1 miles
- Haywards Heath 8.1 miles
- Burgess Hill 8.1 miles
- Horsham 15.4 miles

## Nearby Stations

- Haywards Heath
- Three Bridges
- Gatwick

## Key Locations

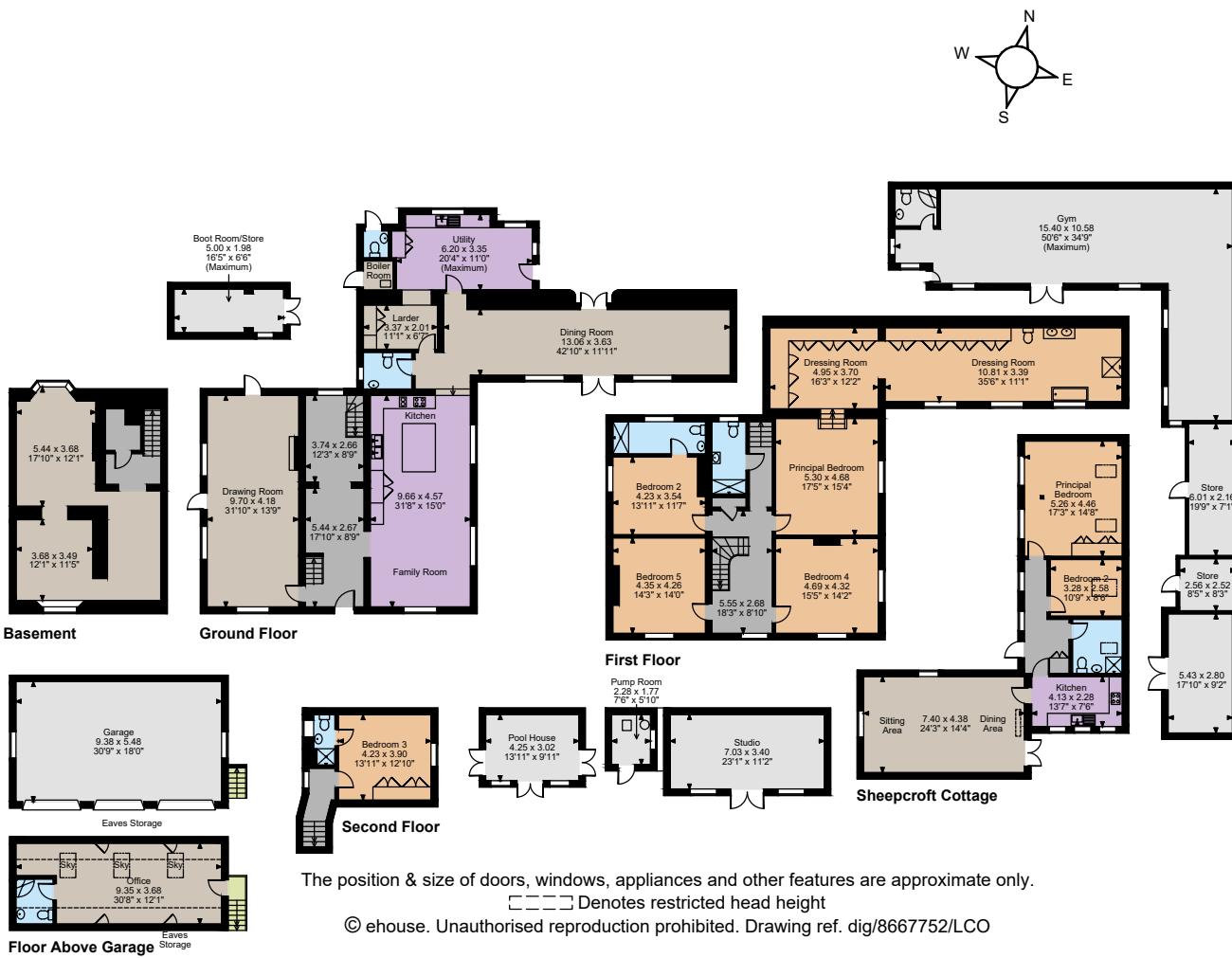
- Bolney Vineyard Wine Estate
- Leonardslee Gardens
- South Lodge Spa
- Nymans Gardens
- Hickstead

## Nearby Schools

- Bolney CE Primary School
- St Paul's Catholic College
- Worth School
- Handcross Park School
- Burgess Hill Girls
- Ardingly College
- Hurstpierpoint College
- Great Walstead School
- Brighton College







## Floorplans

Main House internal area 4,895 sq ft (455 sq m)  
 Garage internal area 553 sq ft (51 sq m)  
 Floor Above Garage internal area 222 sq ft (21 sq m)  
 Cottage internal area 971 sq ft (90 sq m)  
 Outbuildings internal area 1,829 sq ft (170 sq m)  
 Total internal area 8,470 sq ft (787 sq m)  
 Excludes W/C & Boiler Room  
 For identification purposes only.

## Directions

RH17 5RJ

what3words: ///infringe.crunched.removel

## General

**Local Authority:** Mid Sussex District Council.  
 Tel: 01444 458166

**Services:** Mains water and electricity. Oil fired heating, private drainage (compliant with current regulations)

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

**Council Tax:** Band G

**EPC Rating:** House: Band E Cottage: Band F

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