



Ashfold Grange

Horsham Road, Handcross , West Sussex



A stunning and substantial house with refined, elegant accommodation and beautifully landscaped gardens

A magnificent detached luxury home, set in a stunning rural position with far-reaching grounds and views across the High Weald to the South Downs. Situated just outside the popular village of Handcross, the property provides more than 7,500 square feet of beautifully appointed accommodation, including five bedrooms, there is also an annexe and a spa with an indoor pool.



7 RECEPTION ROOMS



6 BEDROOMS



6 BATHROOMS



GARAGING



16.6 ACRES



FREEHOLD



SEMI-RURAL



7,694 SQ FT



**OIEO
£4,000,000**

The property

Ashfold Grange is a handsome luxury home with elegant white-rendered elevations and tall sash windows. The light-filled accommodation includes spacious reception rooms on the ground floor and well-appointed bedrooms above.

The property is set on the site of Ashfold, an impressive country mansion which was demolished in the 1950's, remnants of which can still be found in the garden.

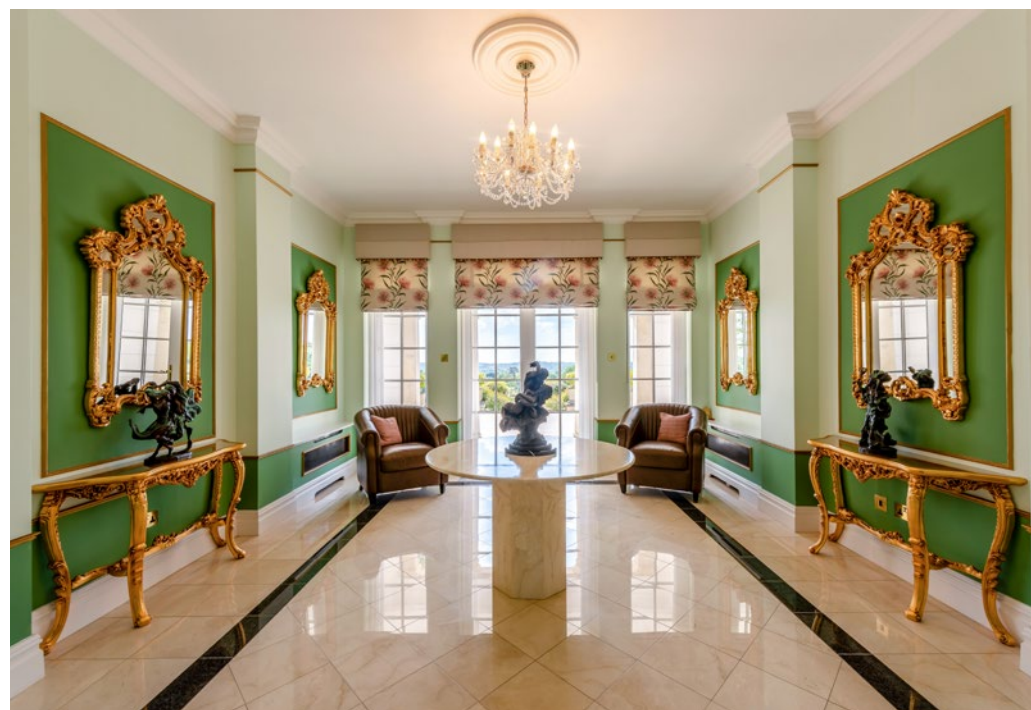
At the heart of the property is an impressive entrance hall with an octagonal galleried landing and a rear reception hall opening onto the terrace. The principal reception rooms—drawing and dining rooms—enjoy sunny, south-facing aspects, high ceilings, ornate cornicing, triple sash windows, and original fireplaces. A family room and a study provide quieter spaces to the front, while a generous air-conditioned cinema room with a bar and three sets of French doors offers excellent space for entertaining. The large kitchen/breakfast room with French doors to the terrace,

includes stylish units from Clive Christian Metro Deco Collection, a central island with breakfast bar, and an extensive range of high-quality integrated appliances.

The house also boasts a stunning luxury spa, with its curved timber ceiling, apex skylight and six sets of French doors opening onto the gardens. The facility houses a large indoor swimming pool and a jacuzzi, as well as steam room and shower.

Upstairs, the galleried landing provides access to five double bedrooms. These include the principal bedroom with its dressing area, walk-in wardrobe, en suite bathroom and panoramic views across the grounds. The four further bedrooms all have built-in storage. Two are en suite, while there is also a family bathroom.

There is a self-contained annexe, with a kitchen, sitting room, bedroom, and shower room, connected internally and via a private entrance; ideal for staff, guests or family members.









Outside

At the property entrance, security gates open onto a long driveway winding through stunning grounds flanked by woodland, leading to the house and parking. The integrated garage accommodates two vehicles, with a detached garage block providing space for up to three more. Surrounding the house are breathtaking gardens featuring patios for al fresco dining, ornamental box hedging, terraced lawns, ponds, water features, and a pergola-shaded seating area. These beautifully maintained gardens offer superb, uninterrupted views to the South Downs and are professionally designed as separate themed areas including the Welsh garden, the Japanese garden, the Wild gardens and pond and the Ice garden which incorporates the original ice house from the 1800's. A further feature of the garden is the long stone wall, remaining from the former mansion house which stood on these grounds. On the west terrace outside the swimming pool, there is an award winning Koi pond surrounded by a beautiful Mediterranean feel rockery. Beyond the garden are the fields and stable area to one side. To the front and side of the property

is an attractive area of woodland with mature trees and rhododendrons, interspersed by pathways. In all the plot extends to 16.6 acres.

Location

The property lies just outside the West Sussex village of Handcross, surrounded by the countryside of the High Weald National Landscape and within easy reach of Hayward's Heath, Horsham and Crawley. Handcross has several everyday amenities, including a post office and village store, and a local butcher. There are primary schools in Handcross and nearby Staplefield, while the independent Handcross Park Preparatory School is also found in Handcross. The A23 is just a mile away, providing easy access towards Crawley and Gatwick Airport to the north, and Brighton to the south. Horsham, six miles away, provides an excellent choice of shops and supermarkets, plus a mainline station with regular services to London Bridge and Victoria.

Distances

- Crawley 5.5 miles
- Horsham 6.0 miles
- Haywards Heath 7.5 miles
- Burgess Hill 9.0 miles
- Gatwick Airport 12 miles

Nearby Stations

- Three Bridges
- Haywards Heath
- Gatwick

Key Locations

- Nymans Gardens and House
- High Beeches Woodland and Water Garden
- Wakehurst (Kew's Botanic Garden in Sussex)
- Borde Hill Garden
- Tilgate Park and Nature Centre
- Leonardslee Lakes & Gardens
- South Lodge

Nearby Schools

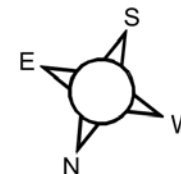
- Handcross Park School
- Ardingly College
- Great Walstead School
- Hurstpierpoint College
- Farlington School







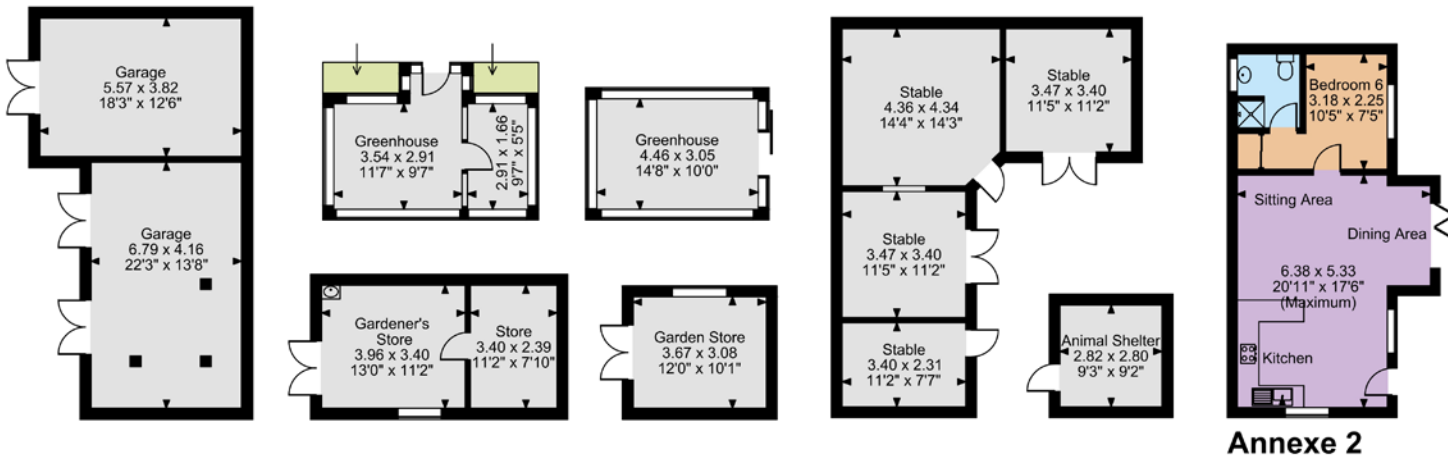
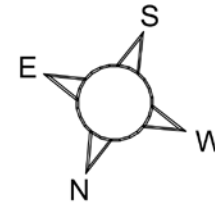
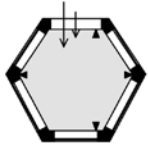




The position & size of doors, windows, appliances and other features are approximate only.

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Covered Outdoor
Seating Area
3.15 x 2.79
10'4" x 9'2"



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

Main House internal area 7,694 sq ft (715 sq m)
Garages/Workshop internal area 1,391 sq ft (129 sq m)
Outbuildings internal area 1,396 sq ft (130 sq m)
Annexes internal area 751 sq ft (70 sq m)
Total internal area 11,232 sq ft (1,043 sq m)
For identification purposes only.

Directions

RH17 6DT

what3words:///hedgehog.deliver.restore

General

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

Services: Mains electricity and water, oil fired heating, LPG to cooker hob and bedroom 6. Private drainage Klargesters.

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

Council Tax: Band H

EPC Rating: D

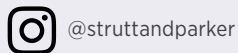
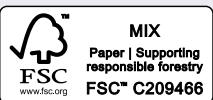
Guildford

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