



Danefold House, Littleworth Lane, Partridge Green
Horsham, West Sussex

For the finer things in property.



Danefold House, Littleworth Lane, Partridge Green, Horsham, West Sussex RH13 8NA

A stunning country residence with detached coach house, set in gardens and grounds of 10.7 acres

Cowfold 1.8 miles, Partridge Green 2 miles, Henfield 5 miles, Horsham & train station 7 miles (London Victoria 55 minutes), Haywards Heath train Station 10 miles (London Bridge and Victoria 45 minutes) Brighton 16.7 miles, Gatwick Airport 18.4 miles, Guildford 26.7 miles, Central London 45.7 miles

Entrance hall | Reception hall | Sitting room
Dining room | Playroom | Study | Conservatory
Kitchen/breakfast room | Utility | Pantry
Cloakroom | Principal bedroom with en suite bathroom & dressing room | 5 Further bedrooms
2 Family bathrooms | 2-Bedroom coach house
Outbuildings comprising garaging, stable, studio, summerhouse, greenhouse, storage
Garden & grounds 10.7 acres | Danefold House EPC rating E, The Old Coach House EPC C

The property

With over 5,500 sq. ft of elegantly presented accommodation, Danefold House is a fine period property with characteristics including high-ceilinged rooms, lofty windows, panelling to walls and features fireplaces. The reception hall gives the first glimpse of the quality and style of the home with a striking oak staircase rising to the galleried landing above. The ground floor comprises a generous sitting room with wood-burning stove, window seats set within bay, alcoves to two aspects and doors opening into a conservatory where the garden can be enjoyed throughout the seasons. The adjoining formal dining room offers the perfect setting for hosting guests with an impressive kitchen/

breakfast just adjacent. With contemporary cabinetry, topped with granite work surfaces, the kitchen is centred around an Aga stove and features French doors within a glazed recess. A practical study and a flexible leisure room complete the ground floor facilities. Step level changes on the first floor create interest and the rooms enjoy the benefit of elevated views over the garden and grounds. There are six bedrooms and two family bathrooms, with the principal room extending into a bay alcove and having access to an en suite and dressing room. Supplemental accommodation is provided in two rooms on the floor above the stable block, currently used as a music studios. A detached Coach House provides an additional dwelling which offers a wealth of character and charm. On the ground floor, the open-plan layout provides a sociable setting with a seating area enjoying the warming ambience of a wood-burner and ample space for a dining zone adjoining a kitchen which is fitted with contemporary cabinetry. A galleried landing on the upper level gives access to two en suite bedrooms where the exposed timber rafters create an attractive feature. A paved terrace offers a sunny spot for outdoor dining with direct access from the sitting area.

Outside

The gardens and grounds at Danefold House are particularly noteworthy being aesthetically designed and well-maintained with far reaching views to the South Downs. To the rear of the house, a pathway leads to a circular water feature with lawned surround and well-stocked borders, with a more naturalistic area beyond with mown pathways and specimen trees. There is a paved and gravelled garden with planted pockets and space for outdoor dining and seating, a designated vegetable and fruit setting, and a large pond. There is a fully fenced tennis court outbuildings offer garaging, storage, a glasshouse, a stable, summerhouse.

Location

Littleworth Lane is situated to the north of Partridge Green village.





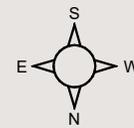








Floorplans
 Danefold House, Littleworth Lane, Partridge Green
 Main House internal area 5,549 sq ft (516 sq m)
 Garages internal area 839 sq ft (78 sq m)
 Outbuilding internal area 703 sq ft (65 sq m)
 Stables internal area 630 sq ft (58 sq m)
 Coach House internal area 1,354 sq ft (126 sq m)
 Shed internal area 74 sq ft (7 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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The larger village of Henfield to the south has a good range of shops, restaurants and public houses, whilst slightly further afield, the market town of Horsham provides shopping, including a John Lewis at Home, Waitrose and the Swan Walk shopping centre. The mainline station at Horsham has services to London and there is easy access to the A23 and A24 for links to the major road network. Well-regarded schooling in the vicinity includes Millais Girls and Forest Schools, Tanbridge, Handcross Park, Christ's Hospital and Farlington School.

Directions
 RH13 8NA
 what3words///warrior.waged.spin
General
Local Authority: Horsham District Council
 tel: 01403 215100
Services: Mains water, electricity and private drainage. Private drainage which may not be compliant to current regulations. Further information is being sought.
 oil heating
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>.
Council Tax: The property is in Tax Band G
Tenure: Freehold
Guide Price: £2,750,000

Horsham

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