



Grinstead House Farm

Littleworth Lane, Partridge Green

A handsome country estate, with detached cottage, pool house, equestrian facilities and vast outbuilding provision

Set in stunning grounds of 25 acres, enjoying a picturesque rural panorama, and with the shelter and privacy of wooded surrounds, Grinstead House Farm offers architectural elegance and a substantial living environment with light, airy and flexible-use rooms. The detached cottage offers excellent, supplemental accommodation.



3 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



MULTIPLE GARAGES



25 ACRES



FREEHOLD



RURAL



4,562 SQ FT



OFFERS IN EXCESS OF £2,950,000

The property

With an attractive façade featuring red-brick and tile-hung elevations, distinctive chimney stacks and elegant window design, Grinstead House Farm offers a secluded rural residence with the benefit of additional accommodation in a well-appointed cottage.

A vestibule at the entrance to the main house provides a sheltered threshold and a spot to cast-off and store outdoor wear, leading to a grand hallway giving access to the various ground floor rooms. These comprise a refined drawing room with recessed fireplace and bay window alcove which offers French doors to the garden. A study is adjacent with bespoke wall cupboard storage, whilst just beyond is a formal dining room. A second large reception room or family/ sitting room offers an external door linking to the outside. Fitted with high-quality cabinetry, the impressive kitchen/breakfast room has a cream Aga stove with decorative tiled splashback and an island unit, with the adjoining informal dining area enjoying the enhanced illumination of a skylight lantern and glazed double doors opening onto an American style covered veranda with views over the gardens.

On the first floor, most of the rooms benefit from elevated southerly views over the surrounding countryside. There are six bedrooms, three with en suite facilities, and a stylish family bathroom. Providing a restful retreat, the principal room has a bay window with southerly outlook, an adjoining dressing room and an en suite bathroom.

The detached cottage comprises three bedrooms, one with en suite, a sitting room, kitchen, bathroom and a utility room.









Outside

The property is surrounded by parkland-style grounds including swathes of lawn and majestic mature trees, with timber post-and-rail fencing affording far reaching views beyond the garden over fields to glorious countryside. Raised paved terracing spans the south side of the house offering opportunities for outdoor entertaining, dining and relaxation whilst enjoying the elevated vistas. A second terrace to the side offers an alternative spot to enjoy the outside, whilst a decked platform provides an al fresco setting alongside the pool house. There is a large natural pond bordering the driveway which provides a magnet to wildlife and a chance to have fun in a boat. A plethora of outbuildings offer a wealth of possibility and include stabling, garaging and an immense barn.

Location

The property occupies a secluded and picturesque setting, predominately south facing, just off Littleworth Lane, situated to the north of Partridge Green and west of the village of Cowfold. 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 a comprehensive range of shopping, including a John Lewis at Home, Waitrose and the Swan Walk shopping centre. The mainline station at Horsham has services to London, Peterborough and Bognor Regis 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 Boys Schools, Tanbridge, Handcross Park, Christ's Hospital and Farlington School.



Distances

- Partridge Green 1.5 miles
- Cowfold 2.2 miles
- Henfield 4.7 miles
- Horsham 7.3 miles
- Brighton 15 miles
- Gatwick airport 20 miles

Nearby Stations

- Christ's Hospital railway station
- Horsham railway station
- Three Bridges

Key Locations

- Wakehurst Country Estate
- National Trust - Devil's Dyke
- Knepp Castle
- Steyning Mountain Bike Trails
- Warnham Local Nature Reserve

Nearby Schools

- Jolesfield CofE Primary School
- Millais Girls School
- Forest Boys Schools
- Tanbridge
- Handcross Park
- Christ's Hospital
- Farlington School
- Penthorpe
- Hurstpierpoint College
- Windlesham House School







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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8634042/DWL

Floorplans

Main House internal area 4,562 sq ft (424 sq m)

Garage internal area 1,195 sq ft (111 sq m)

Outbuilding internal area 7,396 sq ft (687 sq m)

Annexe internal area 1,155 sq ft (107 sq m)

Total internal area 14,308 sq ft (1,329 sq m)

For identification purposes only.

Directions

RH13 8EJ

///What3words: brochure.sunflower.steadily - brings you to the driveway

General

Local Authority: Horsham District Council

tel: 01403 215100

Services: Mains water and electricity, oil heating, private drainage which may not be compliant to current regulations. Further information is being sought.

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

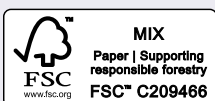
Council Tax: Band H

EPC Rating: D

Horsham

01403 246790

horsham@struttandparker.com
struttandparker.com



horsham@struttandparker

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

For the finer things in property.



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 January 2025. Particulars prepared February 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited