Camelia House, Slinfold, West Sussex

A modern and contemporary property with excellent living space, outbuildings, swimming pool, all set in beautifully designed grounds and gardens.

Summary of accommodation

Drawing room | Dining room | Library | Pantry | Kitchen breakfast room | Family room | Study/bedroom | Bathroom | Cloakroom | WC

Principal bedroom suite with dressing room | Five further bedrooms all en suite

Clock house/office | Swimming pool and pool house with kitchenette and cloakroom | Large workshop | Stables | Large greenhouse

The property benefits from two driveways and sits in about 3.75 acres

Distances

Horsham 3 miles, Guildford 17.8 miles, Gatwick 18 miles, London 38 miles (52 minutes Horsham National Rail)

(All distances and times are approximate)

Strutt & Parker Guildford and Horsham
215 - 217 High Street
Guildford
GU1 3BJ
struttandparker.com

Ken Roberts
01483 306565 / 01403 246790
ken.roberts@struttandparker.com

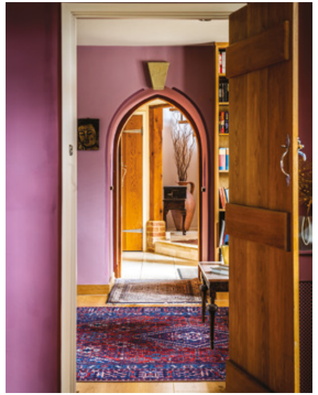
Situation

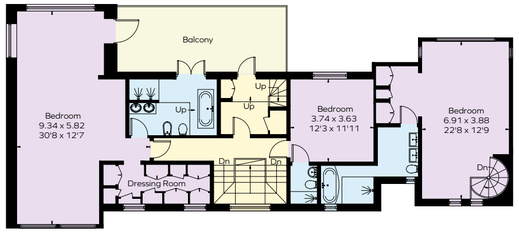
Camelia House benefits from a number of excellent private and state schools which include Farlington, Penthorpe, Christ's Hospital, Cranleigh, Seaford College, St Catherine's, Windlesham House, Bohunt, and Tanbridge.

Horsham Town centre is only 3 miles away which offers all the major supermarket chains, an array of international cuisines along East Street, a cinema, theatre, market stalls on Thursdays and Saturdays and many boutique clothes shops.

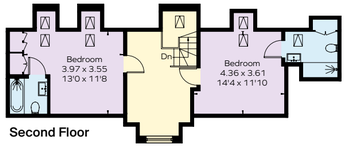
Other local attractions include golf courses at Slinfold, Horsham Golf Centre, Rookwood and West Sussex, whilst equestrian thrives in West Sussex with the international showjumping grounds at Hickstead, and Gold Cup Polo at Cowdray Park.

There are also a number of award winning vineyards at Denbies, Leonardslee, Nyetimber, and Bolney, plus the Surrey Hills, South Downs National Park and the Downs Link for walks and recreational activities.

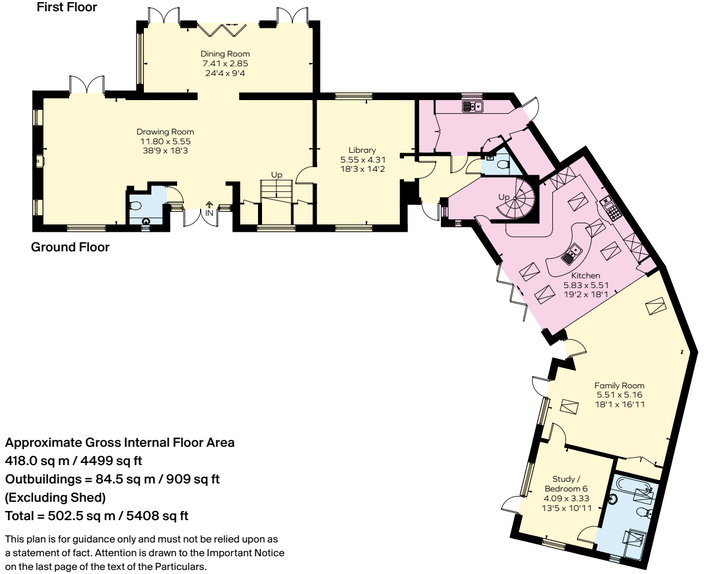




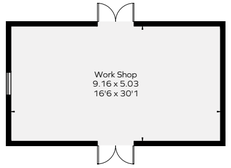
First Floor



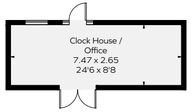
Second Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



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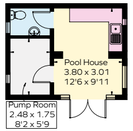

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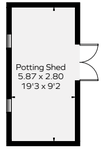
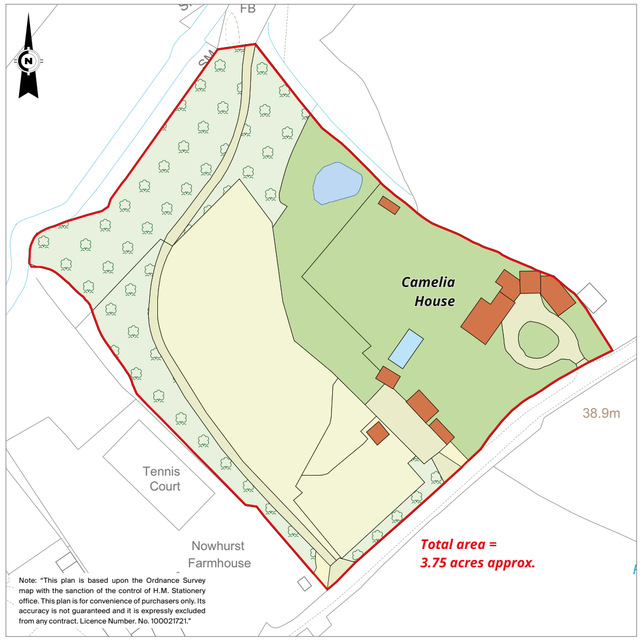


(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Floor Area
418.0 sq m / 4499 sq ft
Outbuildings = 84.5 sq m / 909 sq ft
(Excluding Shed)
Total = 502.5 sq m / 5408 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

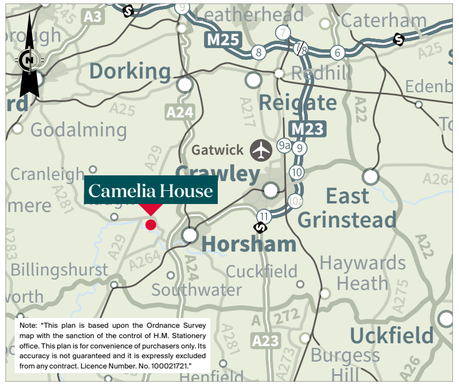


Services

Our client informs us that the property benefits from mains water and private drainage with oil fired central heating.

Property information

Tenure: Freehold
Local Authority: Horsham District Council
Council Tax: Band H
EPC Rating: D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.
Particulars dated September 2025. Photographs and videos dated various dates.
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