



Northlands Farm, Old Holbrook, Horsham, West Sussex

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# Northlands Farm Old Holbrook, Horsham, West Sussex RH12 4TW

A fine detached farmhouse with a cottage, stables and delightful gardens and grounds extending to 38 acres

Horsham town centre & mainline station 4.0 miles, M23 (Jct 11) 6.6 miles, Crawley 7.0 miles, Gatwick Airport 12.7 miles, Guildford 19.1 miles, Central London 35 miles

Reception hall | Drawing room | Study | Dining/family room | Kitchen/breakfast room | Utility Cloakroom | Principal bedroom with en suite bathroom | 3 Further bedrooms, 1 en suite Family bathroom | Loft | 2 Bedroom cottage | 2 Garaging blocks | Stables | Open barn | Grounds extending to 38 acres | Cottage EPC rating B

## The property

Northlands Farm is a magnificent Grade II listed farmhouse which dates from around the 17th century. It features more than 3,000 sq. ft of splendid living space with charming period details, including exposed timber beams and impressive fireplaces.

The ground floor of the farmhouse features three comfortable, flexible reception rooms including the dual aspect drawing room with its fireplace and French doors opening onto the garden. There is also a useful home study and a dining room and family room with an imposing inglenook fireplace. The well-proportioned kitchen and breakfast room offers plenty of storage in fitted units, as well as an Aga and space for a breakfast table for informal dining. Upstairs there are four double bedrooms including the generous principal bedroom with its en suite bathroom and plentiful built-in

storage. One further bedroom is en suite, while the first floor also has a family bathroom. On the top level, the 56ft loft has exposed timber eaves and boarded floors and could be converted into further living space if required.

The self-contained cottage has two well-presented reception rooms and a kitchen on the ground floor. Upstairs there are two double bedrooms and a bathroom with a separate shower.

## Outside

At the entrance, gates open onto the gravel driveway which leads to a large parking area and the two garaging blocks. There is also a gated entrance onto a concrete hardstanding, which provides access to the open barn and stables. There are four stables in total, as well as a storage room, with a gate opening onto the large open field behind the house. The immaculate garden includes pristine lawns, well-kept border hedgerows and various mature trees. There is a patio across the back of the house and a heated swimming pool with its own sun terrace. There is also a vegetable garden with raised beds, gravel pathways and a greenhouse. The cottage has its own private garden with an area of timber decking, a lawn bordered by hedgerow and a patio. The grounds extend to 38 acres with level paddocks and woodland.

## Location

The nearby village of Rusper provides a village hall, a local pub and a primary school, while Horsham town centre offers a comprehensive range of shops and facilities, including The Carfax, with its cobbled streets and varied restaurant quarter, Horsham Park and Pavilions Leisure Centre, and Horsham Sports Club. The A24, M23 and wider motorway network gives access to London, Gatwick, Heathrow and the south coast, while Horsham's mainline station offers regular services to London. There are also several excellent state and private schools in the area, including Christ's Hospital, Millais Girls and Forest Schools, Tanbridge School, Farlington, Pennthorpe, Cottesmore and Handcross Park.

























## Floorplans

Northlands Farm, Old Holbrook, Horsham

Main House internal area 3,322 sq ft (309 sq m)

Garages internal area 775 sq ft (72 sq m)

Outbuildings internal area 1,735 sq ft (161 sq m)

Cottage internal area 960 sq ft (89 sq m)

Total internal area 6,792 sq ft (631 sq m)

For identification purposes only.



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

□ □ □ Denotes restricted head height

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## Directions

Leave Horsham along the Warnham Road, at the roundabout take the 3rd exit onto the A24 northbound. At the following roundabout take the 2nd exit onto the A264 and Old Holbrook is the 2nd turning on the left, Northlands Farm will be found after 1 1/4 miles on the left hand side.

What3words:///tinted.clinking.radiates

## General

**Local Authority:** Horsham District Council

tel: 01403 215100

**Services:** Mains water, electricity, oil fired heating and private drainage.

**Council Tax:** House band F, cottage band B.

**Tenure:** Freehold

**Guide Price:** £2,150,000

## Guildford

215-217 High Street, Guildford, GU1 3BJ

**01483 306565**

guildford@struttandparker.com

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