



Southbourne Court

Southwater, West Sussex

A fine, substantial country house with extensive outbuildings and beautiful grounds

Southwater 3.5 miles, Horsham town centre 4.5 miles,
Horsham mainline station 4.9 miles, M23 11 miles

Features:

Lot 1 – Southbourne Court

Drawing room | Family room/sitting room
Family room/sitting room/games room | Library | Study
Dining room | Kitchen/breakfast room | Utility | Cloakroom
Principal bedroom with dressing room & en suite bathroom
4 Further bedrooms en suite

Tennis court | Swimming pool | Outbuildings
Garage block with additional accommodation above
Gardens and grounds of 5.59 acres

Lot 2

The Lodge: Sitting room | Study | Kitchen/breakfast room
Cloakroom | 2 Bedrooms en suite | Garage block including
workshop | Garden store | Grounds of 0.5 acre

Lot 3

The Coach House: Sitting room | Kitchen | 1 Bedroom en suite
Stable block | Agricultural buildings | Garage | Paddocks | 5.57 acres

About 11.66 acres

Further land available by separate negotiation





The property

Southbourne Court is a handsome and substantial detached country house, offering more than 5,000 square feet of beautifully appointed accommodation and extensive outbuildings, including two annexes. The property is set in a sought-after and well-connected position just outside Southwater and within easy reach of Horsham and local transport connections, yet backs onto beautiful open rolling countryside.

The sprawling ground-floor layout includes seven comfortable reception rooms, with fine original details including ceiling cornicing and large sash windows, alongside elegant décor and modern fittings. The main reception room is the 29ft family room and sitting room, which features recessed LED lighting and a fireplace fitted with a woodburning stove, as well as full-height windows to three aspects, including French doors opening to the north and south, welcoming plenty of natural light and affording access to the gardens. There is also a formal drawing room with a bay window and a fireplace, as well as dining room with an ornate ceiling rose and chandelier light fitting, plus a library and study and a further family room or games room, while the open, social kitchen and breakfast room features a wealth of storage in fitted units, an Aga, integrated appliances and space for a breakfast table for informal dining.

Upstairs there are five well-presented double bedrooms, all of which are en suite. These include the generous principal bedroom with its large en suite bathroom and its dressing room, which has plenty of storage in built-in wardrobes. All four additional bedrooms are en suite, either with bath or shower rooms.

The Lodge and The Coach House provide valuable further accommodation and could be used as holiday lets, family annexes or for a regular rental income from lodgers. The Lodge provides 1,700 square feet of attractive living space including a 37ft sitting room with an imposing fireplace, a fully equipped kitchen with a breakfast bar, a study and two double bedrooms en suite. The Coach House has an open-plan sitting room and kitchen, one double bedroom and an en suite bathroom.

Outside

In addition to the two annexes, the property offers several further large outbuildings, including the main garaging block, which has a double garage, a double carport, a workshop with ancillary accommodation above, which could be used as further living accommodation with its bedroom and bathroom, and is currently used as a home gym. There is also an additional garaging and carport block, a large hay barn and machinery store, several stores and a stables block, with the outbuildings comprising almost 8,000 square feet of floor space and offering the potential for further development, subject to the necessary consents. The gardens and grounds surrounding the house include rolling lawns, patio areas and a wealth of established shrubs, well-tended hedgerows and mature trees, as well as a swimming pool and a tennis court, with open fields and paddocks beyond.







Southbourne Court

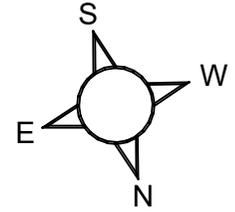
Main House internal area 5,081 sq ft (472 sq m)

Garages internal area 1,203 sq ft (112 sq m)

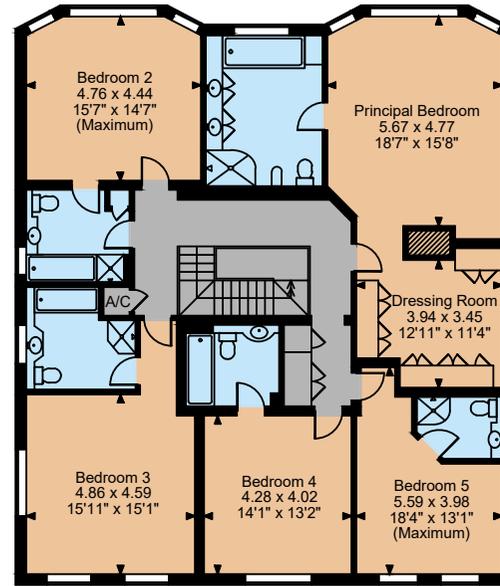
Garage First Floor internal area 768 sq ft (71 sq m)

Outbuildings internal area 1,519 sq ft (141 sq m)

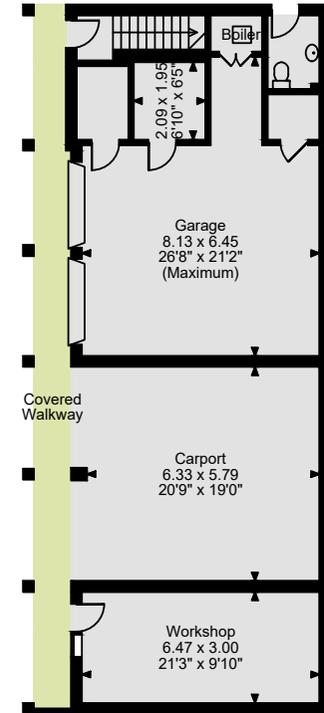
Total internal area 8,751 sq ft (813 sq m)



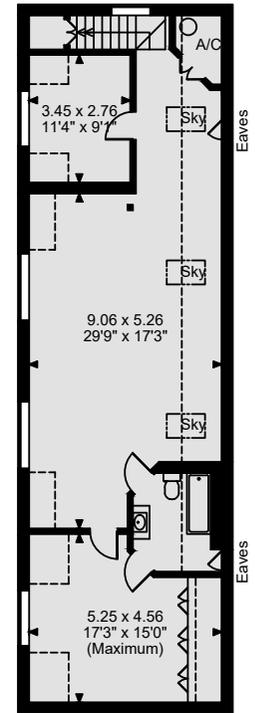
Ground Floor



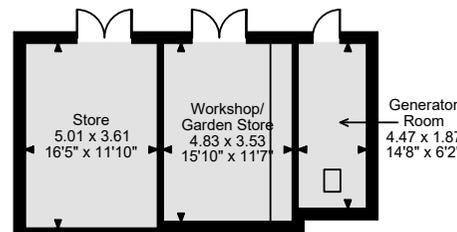
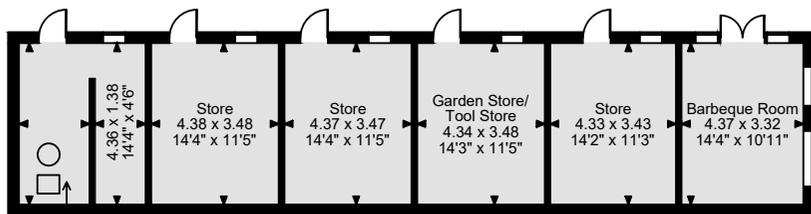
First Floor



Garage Ground Floor



Garage First Floor



Pump Room
4.36 x 1.92
14'4" x 6'4"

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

□ □ □ □ Denotes restricted head height

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Location

The property is situated just outside Southwater village with its local shops, three public houses and Southwater Country Park, which has a lake, water sports centre, café, children’s adventure playground and access to the Downs Link footpath and cycleway. The nearby market town of Horsham is within easy reach and offers a wide range of recreational, cultural and educational facilities, together with a good selection of both independent and national shops including John Lewis at Home and Waitrose.

Communications links are excellent with Christ’s Hospital and Horsham’s mainline train stations (both about 3.5 miles’ distance) giving access to London Victoria in about an hour; and the nearby A24 linking to the national motorway network including the M23 and M25, giving further access to both Gatwick and Heathrow Airports and to central London. The area is renowned for its excellent schools with nearby state schools including Castlewood Primary School, Southwater Junior Academy and the outstanding-rated Southwater Infant Academy and Tanbridge House School. The area also boasts a good selection of reputable independent schools including Christ’s Hospital, Farlington Girls School, Pennthorpe and Cottesmore.

General

Local Authority: Horsham District Council

Services: Mains water and electricity, oil fired central heating in the main house. The Lodge has Ground Source heating and the Coach House night storage heating.

Council Tax: Southbourne Court Band H
The Lodge: Band E

EPC: Southbourne Court D, The Lodge C,
The Annexe D

Tenure: Freehold

Guide Price:

Lot 1: Main House £3,500,000.

Lot 2: The Lodge £1,000,000.

Lot 3: Coach House & farm buildings £1,000,000.

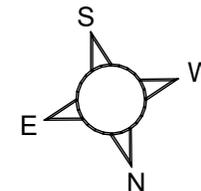
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

The Lodge internal area 1,718 sq ft (160 sq m)

Outbuilding internal area 180 sq ft (17 sq m)

Garages internal area 892 sq ft (82 sq m)

Total internal area 2,790 sq ft (259 sq m)



The Lodge

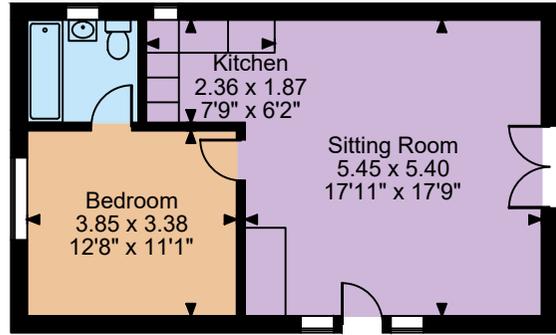
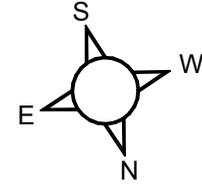
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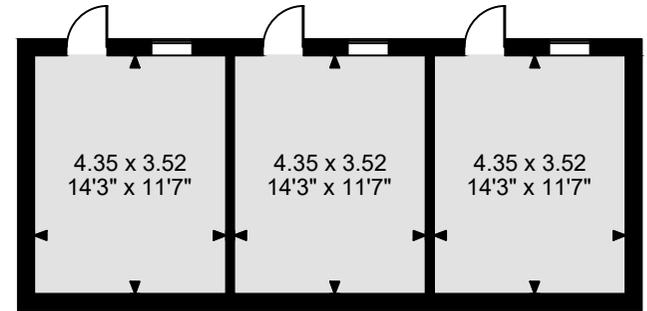
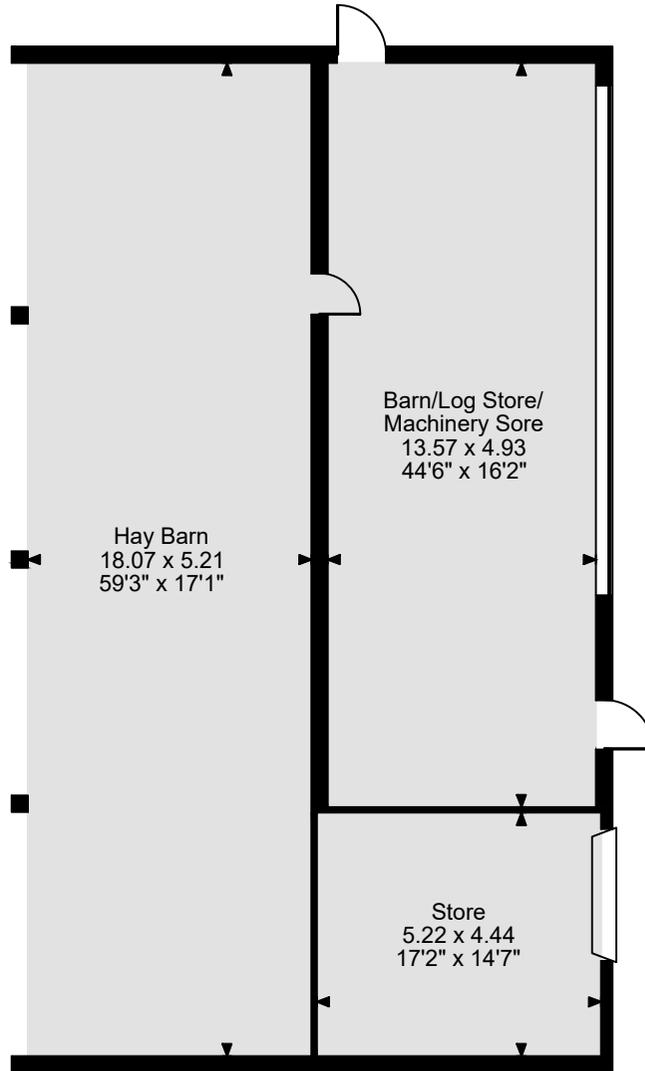
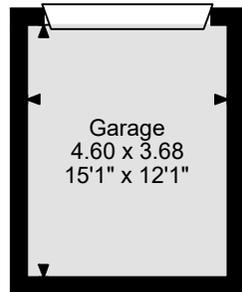
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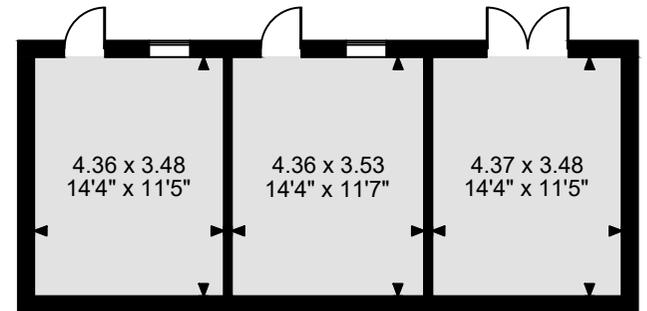
The Coach House internal area 549 sq ft (51 sq m)
 Stables & Hay Barn internal area 3,053 sq ft (284 sq m)
 Garage internal area 182 sq ft (17 sq m)
 Total internal area 3,784 sq ft (352 sq m)



The Coach House



Stables



Stables

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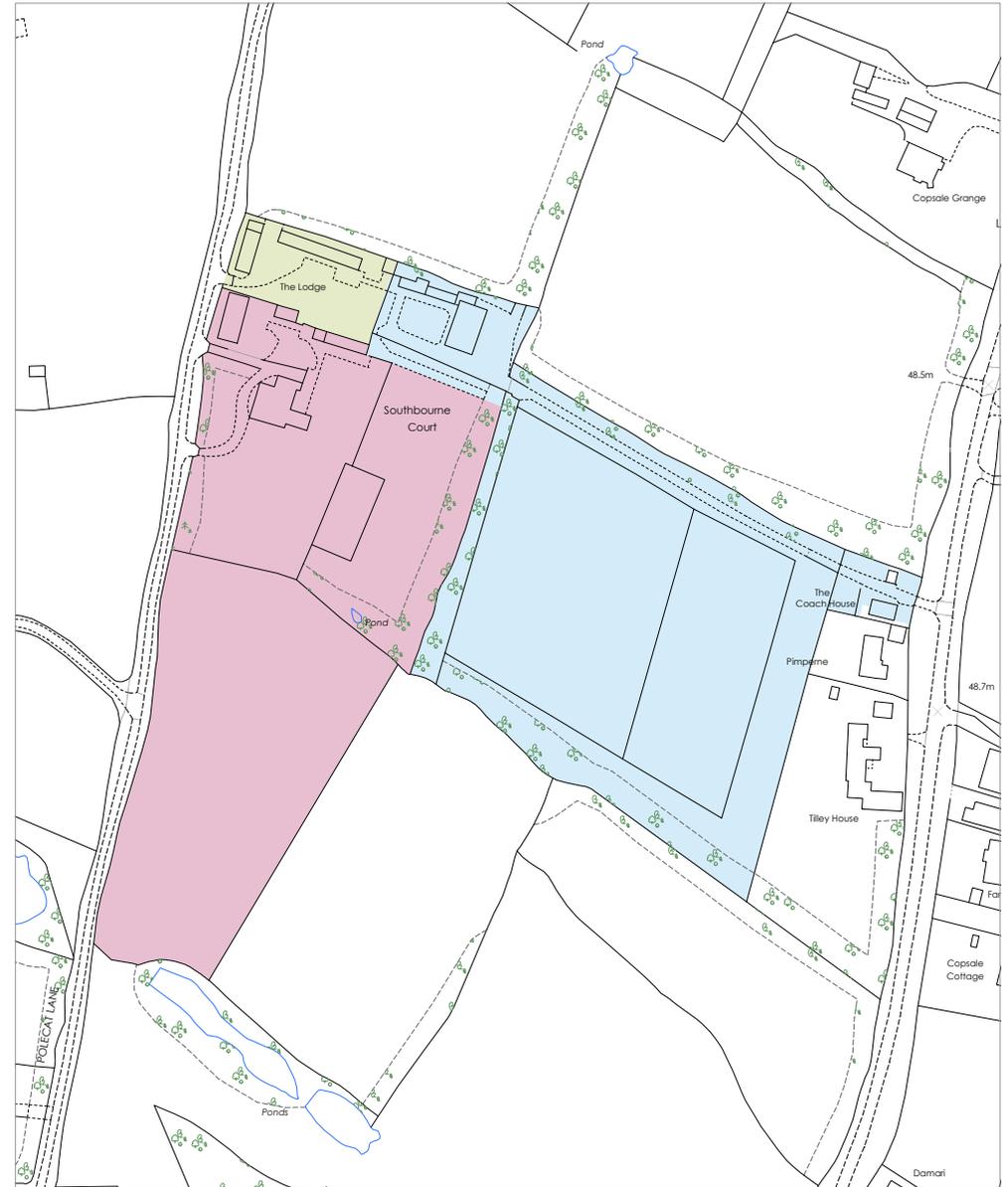
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Southbourne Court

Total Area - 4.72 ha / 11.66 ac

Lot Key

- 1 Lot 1 (2.26 ha / 5.59 ac)
- 2 Lot 2 (0.20 ha / 0.50 ac)
- 3 Lot 3 (2.25 ha / 5.57 ac)

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