



Sedgwick Park House

Sedgwick park, Horsham, West Sussex

An important mansion house in parkland setting, with uninterrupted views of the South Downs

A unique opportunity to acquire this outstanding Grade II listed mansion house with stunning views over the the South Downs, set in 22 acres, with a further 35 acres of parkland, meadow and woodland available by separate negotiation.



6 RECEPTION ROOMS



15 BEDROOMS



11 BATHROOMS



EXTENSIVE PARKING



22 ACRES



FREEHOLD



RURAL



19,191 SQ FT



**GUIDE PRICE
£3,495,000**



The property

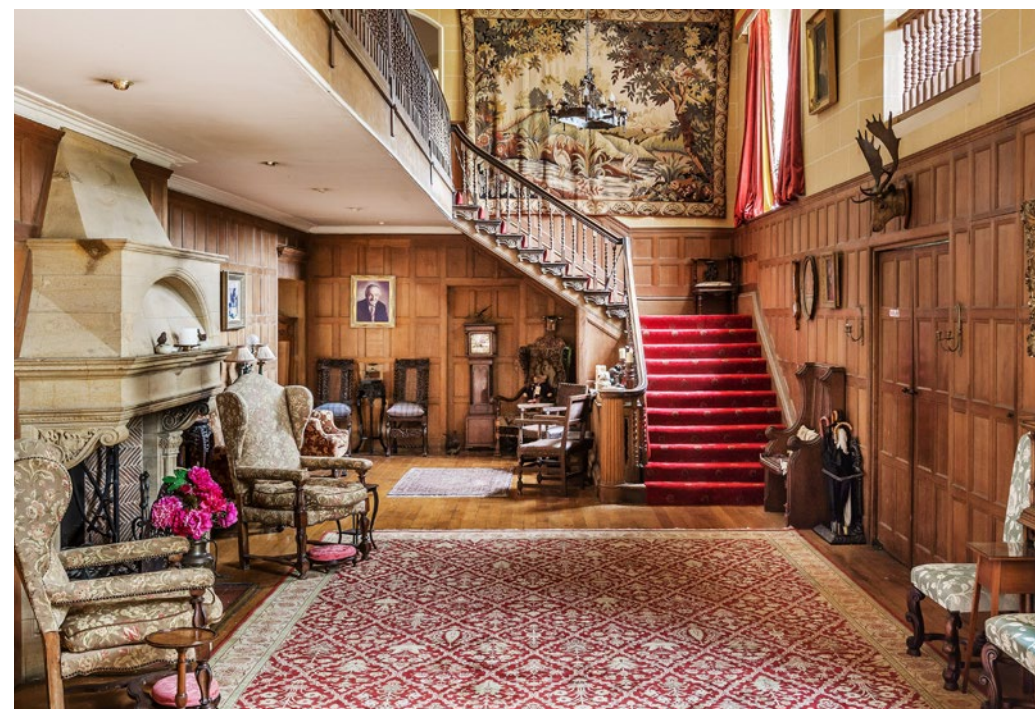
This important Grade II listed Sussex house has an interesting history with various castles and houses having stood on the site since the 13th century. The Henderson family transformed the neglected house and garden in the late 19th century into what is seen today. Still privately owned, the current proprietors have also made their mark, with extensive renovation and redecorating.

Arranged over three floors, the house exudes Edwardian elegance and grace with refined formal south-facing reception rooms on the ground floor and 15 bedrooms on the upper floors. The house has been used occasionally for weddings, open days for the local community and also as a residential wellness centre at weekends, and would lend itself very well to a boutique hotel, retreat or similar, subject to the necessary planning permissions.

The West Wing provides an exciting opportunity for refurbishment, and lends itself perfectly to varying configurations.

The main driveway is owned by Sedgwick Park House, over which a number of properties on the private estate have a right of way.

The West Wing is attached to Fox Cottage (a separately owned property), and it is understood that there is a small section of flying freehold.







Outside

The gardens and grounds at Sedgwick Park House are simply stunning and were the brainchild of the mistress of the house, Mrs Emma Henderson, who enlisted the help of Harold Peto, during the family's tenure. Parkland, meadows, with rare species of wild flowers, and woodland surround the house, extending to approximately 22 acres. The formal gardens are worthy of special mention and include a south terrace, formal and informal lawns and a spectacular Italian-inspired garden featuring 20 interlinking ponds, an impressive ship themed water garden known as the White Sea. Within the grounds there is also a swimming pool and a turf labyrinth with superb views over the South Downs.

Location

The property is situated in a beautiful rural location, about 3 miles from the historic market town of Horsham, with its comprehensive range of facilities including a John Lewis, The Carfax

with its cobbled streets and vibrant Restaurant quarter.

The A24 and A23/M23 provide easy access to London, Gatwick, Heathrow and the south coast. There are a number of excellent schools in the state and private sector including Handcross Park Preparatory School, Cottesmore, Farlington, Christ's Hospital and Millais.

Further 35 acres available by separate negotiation.



Distances

- Horsham 3.2 miles
- Haywards Heath 15.2 miles
- Gatwick Airport 20 miles
- Guildford 24.4 miles

Nearby Stations

- Horsham
- Christ's Hospital

Key Locations

- South Lodge Spa
- Leonards Lea Gardens
- Nymans Gardens
- South Downs

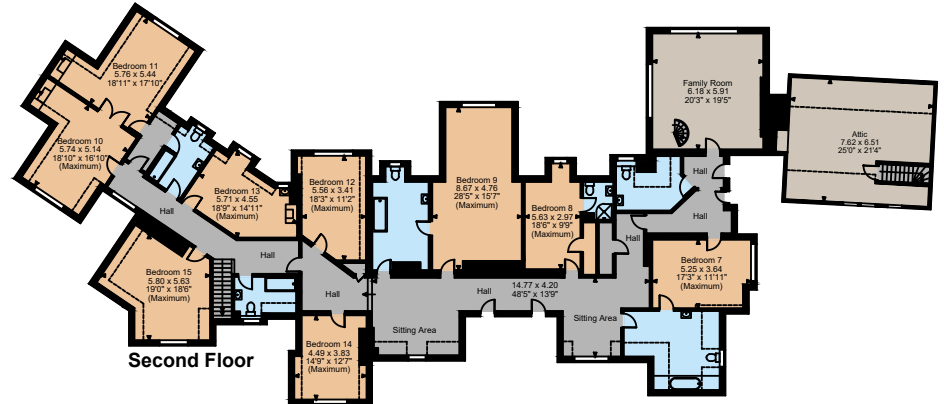
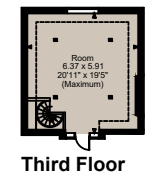
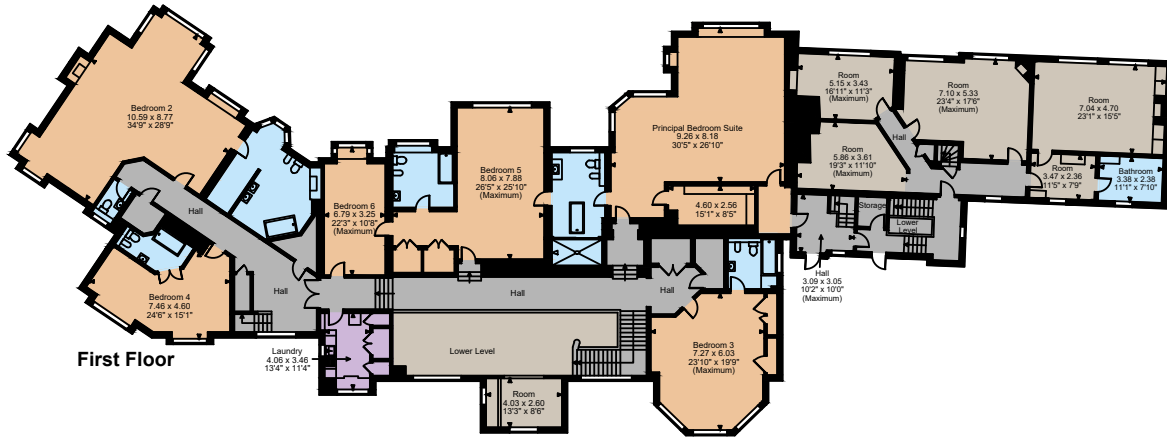
Nearby Schools

- Handcross Park
- Cottesmore
- Farlington
- Christ's Hospital





Sedgwick House, Sedgwick Park, Horsham
Main House internal area 19,191 sq ft (1,783 sq m)
Garage internal area 315 sq ft (29 sq m)
Total internal area 19,506 sq ft (1,812 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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Directions

RH13 6QQ

what3words: ///punters.ripe.trappings

General

Local Authority: Horsham District Council.

Tel: 01403 215100.

Services: Mains water, electricity and drainage. Oil fired central heating

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

Council Tax: Band H

EPC Rating: TBC

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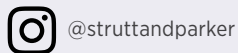
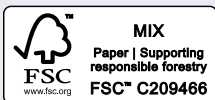
Guildford

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