

The Many Waters Estate

Ardingly, West Sussex



A private utopia

A captivating house hidden in a magical wooded valley at the end of a long private drive flanked by lakes and waterfalls

The Many Waters Estate, Ardingly, West Sussex, RH17 6TN

Ardingly 3 miles, Haywards Heath 5 miles,
Gatwick and M23 (J10) 9 miles (London Victoria 30 minutes), Central London 40 miles

All distances and times are approximate

Features:

Many Waters House, award winning Arts and Craft style design with Japanese pavilion roof.
Entrance hall, 4 reception rooms, kitchen and 5 bedrooms and 4 bath/shower rooms

Separate garages with spacious one bedroom apartment/shoot lodge above

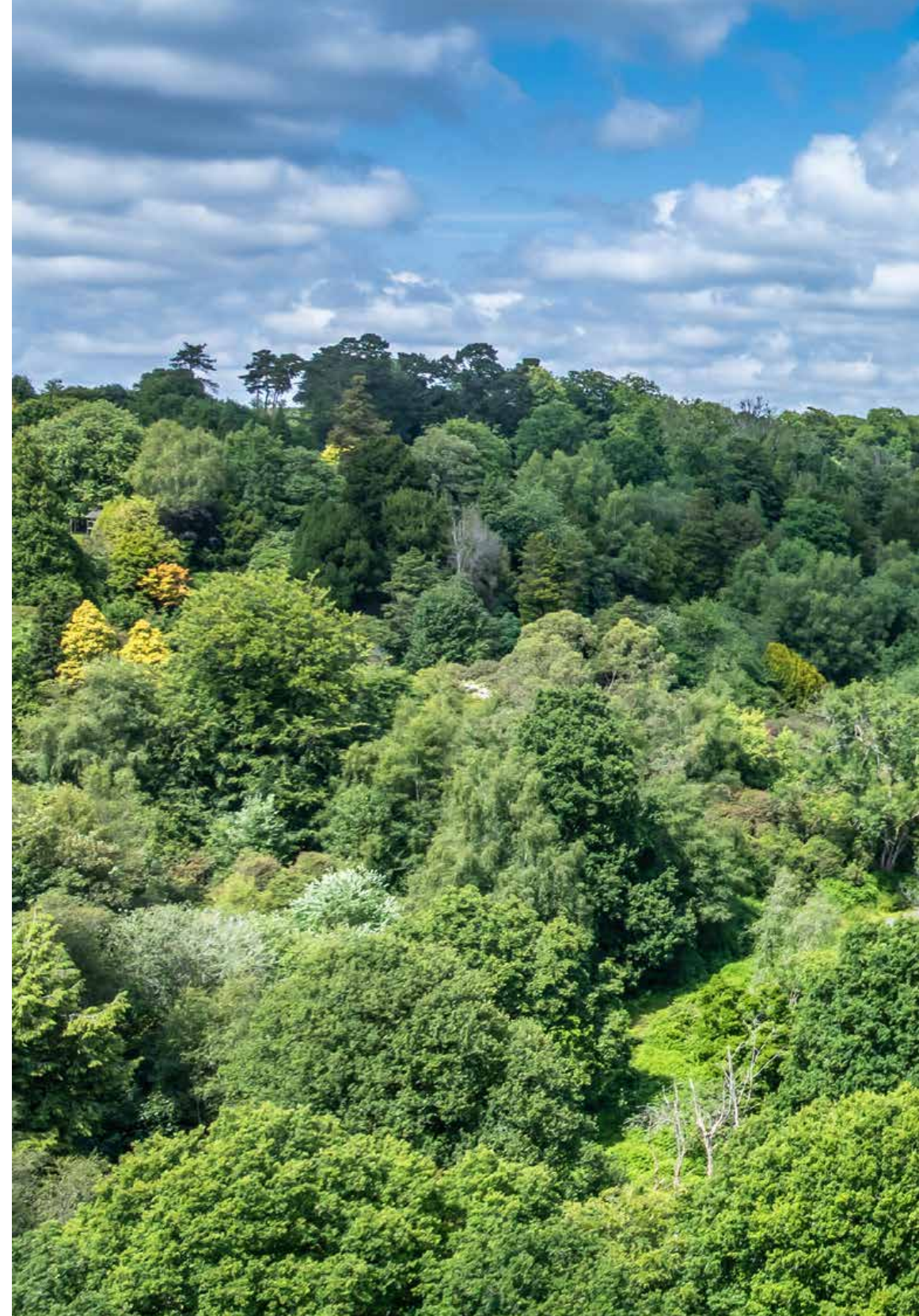
Stone Wood Cottage a newly built, detached and spacious property.
2/3 reception rooms, 4 bedrooms and 2 bath/shower rooms.
Subject to an agricultural/forestry occupancy restriction

General purpose agricultural building and game cooler

Three wooded valleys with clearings, rides, spectacular rock formations
and lakes with some pasture fields above the woods

About 292 acres (118 ha) in total

Available as a whole







Situation

The Many Waters Estate is situated in the heart of Sussex, with excellent access to the M23, London, the south coast and local towns. The house sits in an extraordinary private wooded valley completely surrounded by its own land.

The Estate

The Many Waters Estate could possibly be described as unique in this part of southern England. An award winning house is set in a private wooded valley and approached by a wonderful, long sweeping drive. Flanking the house are a chain of lakes and waterfalls, giving the house light and space and yet completely hidden and protected by the steep sided wooded valley in which it sits. The topography, combined with the mature woodlands, lends itself to the running of a very high quality exciting shoot, with the woodlands being a particular feature of the estate, providing both amenity, environmental and timber value.

The estate is situated between the villages of West Hoathly and Ardingly, some five miles north of Haywards Heath and about 40 miles from central London and 20 miles from the south coast at Brighton. It lies on the east side of the B2028 Haywards Heath/Turners Hill road, nearly opposite Wakehurst Place, which is part of Kew Gardens. There is a frequent train service from London Victoria to Gatwick airport, taking about 30 minutes or Haywards Heath about 45 minutes.

Historical Note

The estate is noted for the finely timbered steep sided valley. The valley includes a series of lakes and waterfalls, originally planned by the landscape architect Thomas H Mawson.

Gatwick airport is only about ten miles away and the M23 and M25 provide easy access to Heathrow and the motorway network of the country.

Perhaps the more famous aspect of the estate lies in Chiddingly Wood, towards the northern end of the estate, where some remarkable rocks, caves and features composed







almost entirely of silicic acid (granular quartz), are parts of an early British fortification and now a scheduled monument. Among these, is the famous 'Great upon Little,' a rock worn into a sphinx-like head and face and supposed to have been worshipped as a Celtic Deity and the almost equally well known Sliding Rock and Adullams Cave.

In 'Highways and Byways in Sussex,' by Mr E V Lucas, there is the following reference to these rocks.

'We are now on the fringe of the Sussex rock country, to which we come again in earnest when we reach Maresfield and of which Tunbridge Wells is the capital. But not even Tunbridge Wells with its famous Toad has anything to offer more remarkable than West Hoathly's 'Big-on-Little'. An antiquary writing in the eighteenth century (quoted by Horsfield) thus begins his account: "About half a mile west of West Hoadley church there is a high ridge covered with wood; the edge of this is a craggy cliff, composed of enormous blocks of sand stone. The soil hath been entirely washed from off them, and in many places, from the interstices by which they are divided, one perceives these crags with bare broad white foreheads, and, as it were, overlooking the wood, which clothes the valley at their feet. In going to the place, I passed across this deep valley, and was led by a narrow foot-path almost trackless up to the cliff, which seems as one advances to hang over one's head. The mind in this passage is prepared with all the suspended feelings of awe and reverence, and as one approaches this particular rock, standing with its stupendous bulk poised, seemingly in a miraculous manner and point, one is struck with amazement. The recess in which it stands hath, behind this rock,

and the rocks which surround it, a withdrawn and recluse passage which the eye cannot look into but with an idea of its coming from some more secret and holy adyt. All these circumstances, in an age of tutored superstition, would give, even to the finest minds, the impressions that lead to idolatry".

Sporting and Recreation

There are bridlepaths running directly from the estate, providing riding, mountain biking and walking, with further riding (by permit) on nearby Ashdown Forest. Golf at Royal Ashdown Forest Golf Club, near Forest Row, and the East Sussex National near Uckfield, Haywards Heath and Piltdown.

Racing at Plumpton, Brighton, Goodwood and Lingfield. Fishing, sailing and water sports at Ardingly and Weirwood Reservoirs and along the south coast.

There are theatres at Brighton and Crawley and the opera house at Glynde near Lewes.

Schools

There are a number of highly regarded state and private schools in the area, including:

- Cumnor House at Danehill (www.cumnor.co.uk)
- Brambletye at East Grinstead (www.brambletye.co.uk)
- Great Walstead, near Lindfield (www.greatwalstead.co.uk)
- Ardingly College, near Haywards Heath (www.ardingly.com)
- Worth at Turners Hill (www.worthschool.org.uk)
- Handcross Park School, near Haywards Heath (www.handxpark.com)







Many Waters House

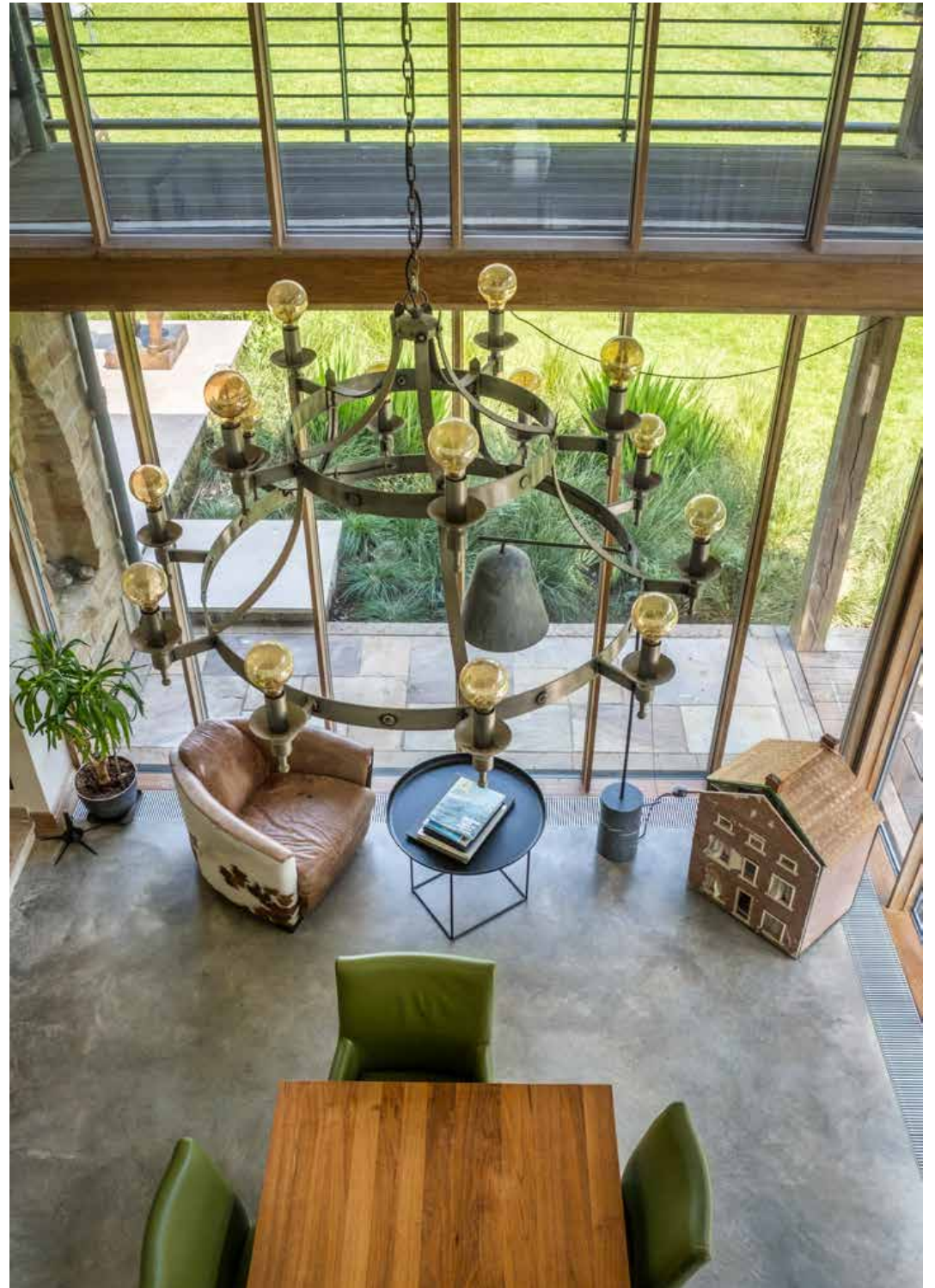
Many Waters House is an exceptional contemporary property nestled into the Sussex countryside, providing extreme comfort in an outstanding position, whilst all the while being a stone's throw from central London. The five bedroom house, constructed in the early 21st century, sits in the heart of the estate at the end of a long drive. Constructed over three floors, the property comprises: reception hall, kitchen/dining room, office, playroom, plant room, boot room, cellar and utility room. On the first floor is a library, large spacious drawing room with a balcony overlooking the dining room below, and a door to the delightful covered terrace, which wraps around the house. On this floor, the principal bedroom has a dressing area and large shower room, a secondary bedroom, family bathroom and third bedroom with en suite shower room.

On the second floor, there are two further bedrooms and a shower room.

The property is light and spacious, with floor to ceiling glass windows in the kitchen, dining room up to the eaves, as this room has the void above. The windows look out over sloping lawns to a cascading waterfall and stream. There are charming views from nearly every window over the gardens, lakes and woods beyond. The house is in excellent condition and offers wonderful space for entertaining, both inside and out.







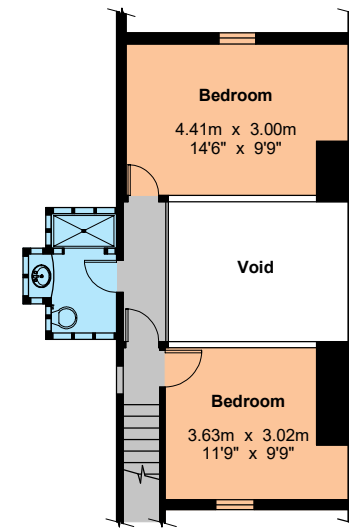


Floorplans for Many Waters House

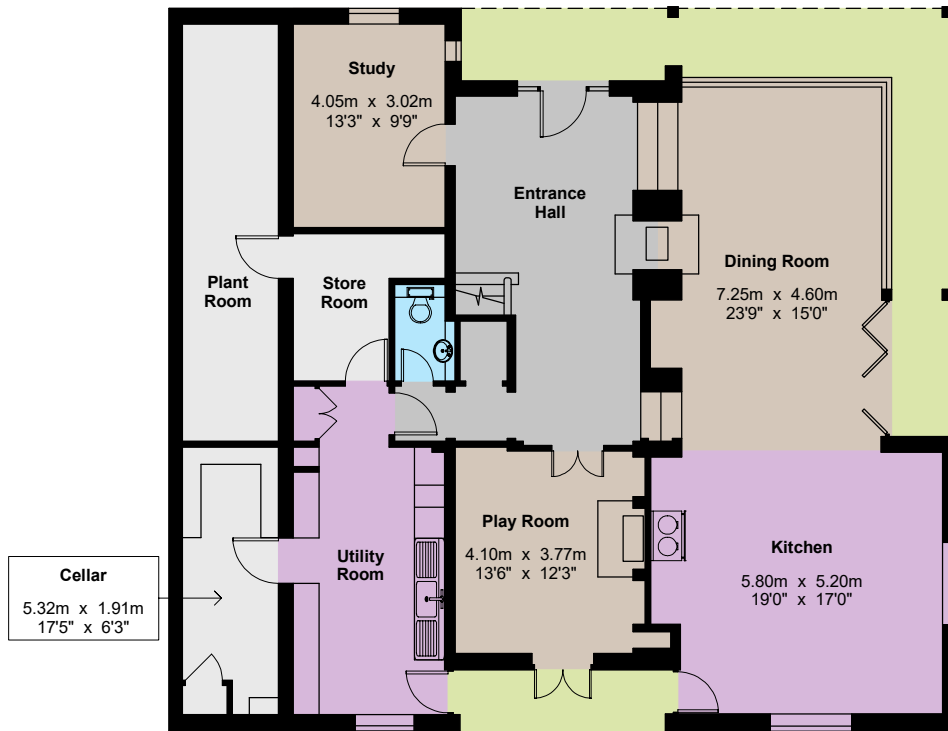
Approximate Gross Internal Area*: 393.9 sq m / 4,239 sq ft

Illustration for identification purposes only.
Not to scale.

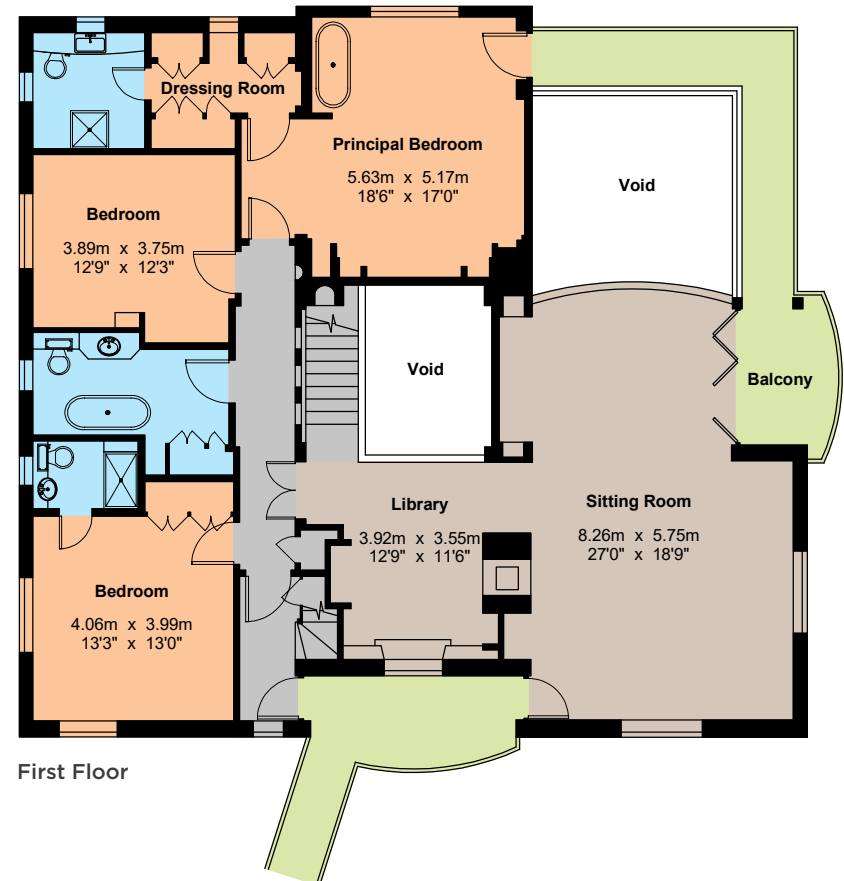
*As defined by RICS - Code of Measuring Practice.



Second Floor



Ground Floor



First Floor



Gardens and Terraces

The gardens at Many Waters were designed by Mr Andy Sturgeon.

In the front of the house, a delightful lake fringed by shrubs and mature trees is fed by a distant waterfall and incorporates a wonderful stone grotto. To the rear of the house, a series of terraces are connected by paths and steps, with each providing areas to sit and relax, eat and play.

To the side of the house, and enclosed by a hedge and set into the side of the valley is the small kitchen garden.











Annexe and Garage

Just a short distance beyond the house, is a timber-faced building, providing garages, stores and a catering kitchen on the ground floor and on the first floor, a wonderful spacious flat, which could be utilised in many different ways and is currently used as a shooting lodge for the Many Waters Estate shoot. It comprises a sitting room, small galley kitchen, large dining room/bedroom and a bathroom.

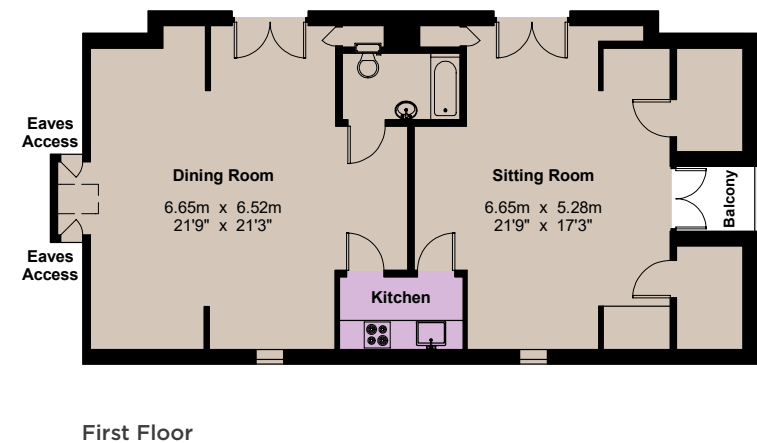
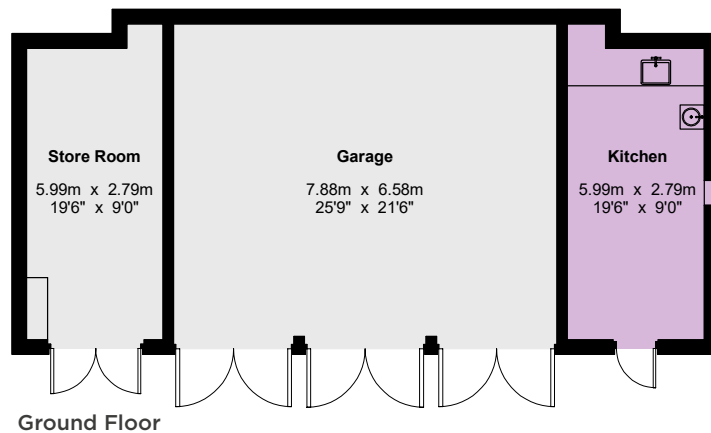


Floorplans for Annexe and Garage

Approximate Gross Internal Area*: 175.0 sq m / 1,883 sq ft

Illustration for identification purposes only.
Not to scale.

*As defined by RICS - Code of Measuring Practice.

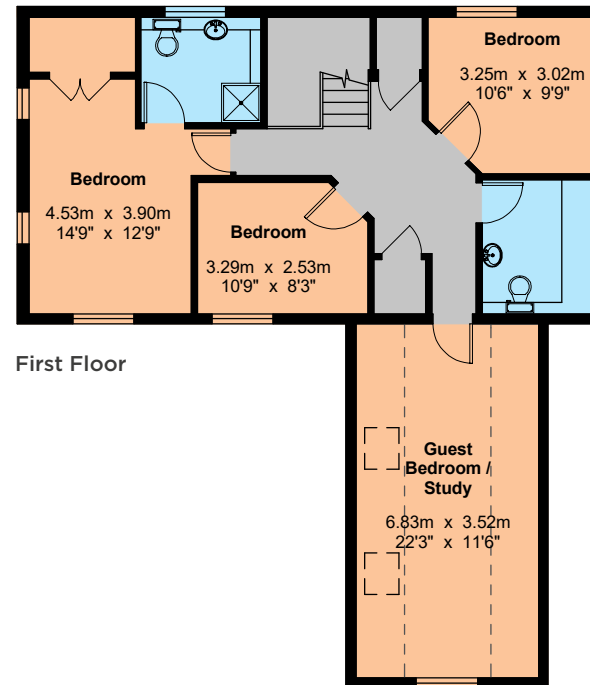
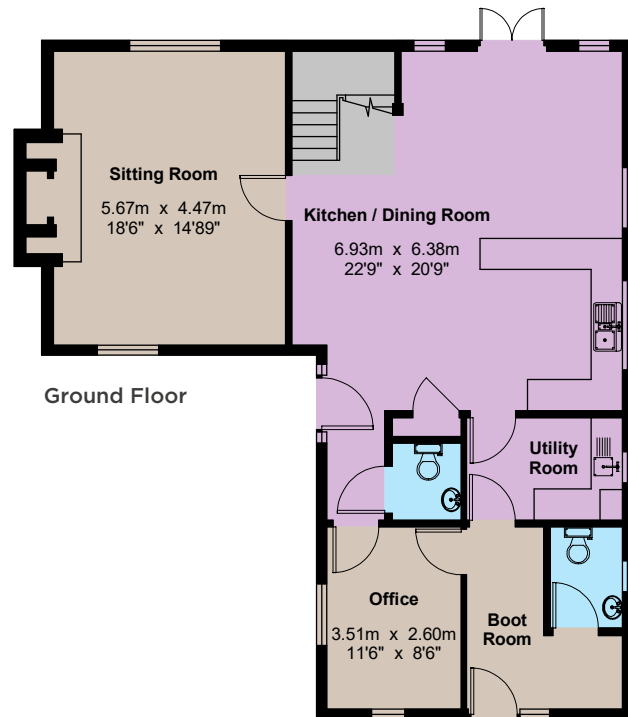


Floorplans for Stone Wood Cottage

Approximate Gross Internal Area*: 190.8 sq m / 2,053 sq ft

Illustration for identification purposes only.
Not to scale.

*As defined by RICS - Code of Measuring Practice.



----- Restricted Height



Stone Wood Cottage

This delightful cottage was built about nine years ago and is subject to an agricultural and forestry occupancy condition. It sits in the south-west corner of the estate and has a short private drive, giving it access directly onto the Ardingly/Turners Hill road.

Its location on the western ridge of the valley gives it stunning views south and east across the top of the estate to the hilltop fields in the near distance. The cottage accommodation comprises a large kitchen/dining room, sitting room, utility room, office, boot room and two cloakrooms on the ground floor; with four bedrooms, a bathroom and a shower room on the first floor. It was well constructed and sits beautifully in its own fenced and lawned gardens. To the side of the cottage is a small grass paddock and a hard estate track leads down through the woods, providing direct access throughout the estate without the necessity to get on the public highway.







The Land, Buildings and Shoot

Much of the estate is classified as a Grade II Listed park, and is set in an Area of Outstanding Natural Beauty. The estate also includes a significant area classified as a Site of Special Scientific Interest and a further area as an Ancient Monument.

This is all hardly surprising, when perhaps the best way of describing this extraordinary hidden wooden valley, is a prehistoric environment with ancient rocks and caves, cascading lakes and waterfalls, ancient woodland, rare trees and shrubs, streams, a 40 acre hilltop field, far reaching views, sun-dappled paths, incredible fauna and flora and excellent private internal estate tracks.

This is a special landscape of sublime beauty, which captures the imagination and as a visitor said it 'Sends one away with a feeling that one has been in a special place.'

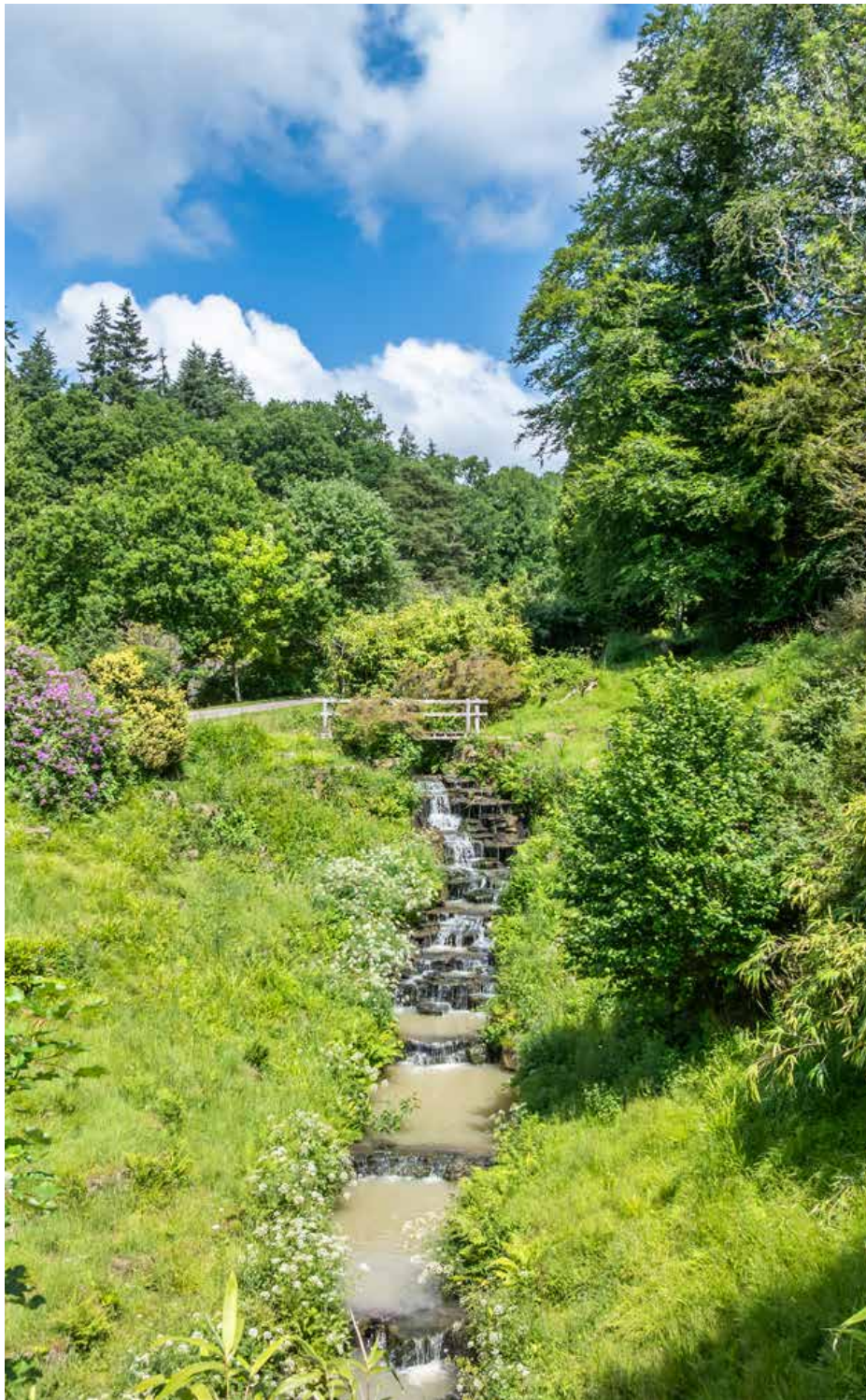
At the heart of the estate and well accessed by estate tracks, is an enclosed timber barn, utilised for the storage of machinery and equipment. There is also planning consent for a new agricultural and forestry building in the field next to Stone Wood Cottage (Planning ref: DM/25/1826).

The topography of the estate has enabled the current owners to enjoy a truly spectacular pheasant and partridge shoot with hilltop, fields and deep valleys, enabling birds to be shown at a quality only equalled in the west of England.









General

Method of sale: The Many Waters Estate is offered for sale as a whole by private treaty.

Tenure: The property is sold freehold with vacant possession on completion, subject to the occupancy of Stone Wood Cottage.

Services: The properties have mains electricity, water and private drainage to septic tanks (complying with current regulations). The house, annexe and the cottage, have oil-fired central heating.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves and masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars or not. There are two public bridleways which cross the estate and provide considerable access for riding, walking and cycling over miles of delightful Sussex countryside. Further details are available from the vendors' agent on request.

Solicitors: Keystone Law, 48 Chancery Lane, London, WC2A 1JF.
FOA John Downing

Designations: The majority of the estate is classified as a Grade II listed park. There is an area classified as a Site of Special Scientific Interest and the estate sits in an Area of Outstanding Natural Beauty. There is also a scheduled ancient monument.

Schemes: The Estate is entered into a Countryside Stewardship Agreement from January 2023, for a five-year term which is due to expire at the end of December 2027. There is also an approved Woodland Management Plan which runs until the end of August 2035.

The purchaser will be deemed to have full knowledge of the scheme(s) and agreements and will take them on and comply with them from completion if necessary. The vendor will retain any payments payable up to completion. Further details are available from the vendor's agent.

Sporting, timber and mineral rights: All sporting, timber and mineral rights are included in the freehold sale, as far as they are owned.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale.

Local authority: Mid Sussex District Council; www.midsussex.gov.uk; Tel: 01444 458 166.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event of a sale of the property, or any part of it, or any right of attached to it, becomes a chargeable supply for purposes of VAT, such tax will be payable in addition.

Health & safety: Given the potential hazards of a working farm/estate/shoot, we ask you to be as vigilant as possible when making your inspection, for your own personal safety, particularly around the farm buildings and machinery.

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

Guide Price: Offers in excess of £5,500,000.

Directions: Postcode: RH17 6TN

What3Words: ///emulating.dynasties.endlessly.

Entrance to the estate - Many Waters House ///pins.moisture.bearable.

Viewing: Strictly by confirmed appointment with the vendors' agents, Strutt & Parker, London; 0207 318 5171.

EPCs and Council Tax Bands:

Property	Occupation	EPC Band	Council Tax Band	2025/26 Charge
Many Waters	Vacant	C	H	£4,835.50
Stone Wood Cottage	Service Occupancy	B	F	£3,492.31
The Annexe & Garages	Vacant	C	N/A	N/A

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50 offices across England and Scotland,
including Prime Central London

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