



South Over, Springfield Lane, Colgate, Horsham, West Sussex

**STRUTT & PARKER**  
BNP PARIBAS GROUP 



# South Over, Springfield Lane, Colgate, Horsham, West Sussex RH12 4TA

An outstanding contemporary family house, in an elevated position with far-reaching views over its own grounds

Colgate village 0.5 miles, Horsham 4.3 miles, Gatwick Airport 12.4 miles, Brighton 22 miles, central London 64 miles.

Entrance hall | Drawing room | Dining room  
Open plan kitchen/breakfast room | Cinema room | Study | Cloakroom | Utility | Wine cellar  
Principal bedroom suite with balcony | Guest bedroom suite | 3 Further bedrooms | Family bathroom | EPC Rating D | Swimming pool  
Triple garage | Garden and grounds, in all 38.58 acres approximately.

## The property

South Over is an elegant, contemporary family home which is presented to a very high standard throughout. The central hallway is the main feature on arrival with a welcoming woodburning stove and bespoke staircase leading up to the first floor. Fabulous reception rooms look out over the formal gardens, terraces and sweeping lawns. Of particular note is the open plan kitchen/breakfast room which is well appointed and fitted with an Aga, and has a fabulous orangery roof and bi-fold doors leading to the terracing, allowing a seamless flow between inside and out. Also of note, is the cinema room fitted with a projector and screen and surround sound speakers.

Upstairs on the first floor, the bedrooms do not disappoint. The generous principal bedroom suite has a dressing room with ample closet space and en suite and also benefits from a large glass balcony, making this the ultimate vantage point to take in the views. A guest

bedroom suite and 3 further double bedrooms and a family bathroom can also be found on this floor.

## Outside

South Over is set in a stunning elevated position with spectacular, far reaching views over its own grounds and beyond. The property is approached via electric gates to the drive, which provides ample parking, along with the triple garage; currently set up as a gym/games room with storage area above. The formal gardens of about 2.5 acres are mainly laid to lawn, with mature trees, shrubs and flower borders, including the Olive garden on the decked terrace. The paved terraces provide the ideal location for outside entertaining, with the swimming pool a few steps below. Beyond the formal gardens, which are deer fenced, are about 18 acres of private woodland and paddock, with lake and log cabin, all completely screened for privacy and seclusion. Beyond the lake, a gate provides access to the remaining 18 acres of woodland, with public footpath.

## Location

South Over is situated in a quiet and peaceful rural location, on the outskirts of Colgate village, with convenient access to the M23, Gatwick, Heathrow, London, and the South Coast. The historic market town of Horsham provides a comprehensive range of facilities including a John Lewis at Home, Swan Walk shopping centre, The Carfax with its cobbled streets and thriving restaurants and mainline railway service to London Victoria or London Bridge. Well-known local attractions include The Revival at Goodwood Motor Circuit, horse racing at Goodwood and Fontwell, show jumping at Hickstead, Polo at Cowdray Park, Golf at Mannings Heath and theatres in Horsham, Brighton, Guildford and Chichester. There are a number of excellent schools nearby including Millais, Brighton College, Hurstpierpoint College, Handcross Park, Farlington and Cottesmore.







## Directions

From Horsham proceed northeast on the B2195/ Harwood Road, signposted Crawley & M23, turning right after approx. 2 miles into Forest Road at the traffic lights. Continue for approx. 2 miles before turning right into Springfield Lane with The Dragon public house on the corner. Continue along Springfield Lane and the road will bear sharply round to the right. The driveway entrance to the property is third on the left.

## General

**Local Authority:** Horsham District Council.

Tel: 01403 215100.

**Services:** Mains water, electricity and calor gas.

Private drainage - Klargestar.

**Council Tax:** The property is in Tax Band H.

Horsham

01403 246790

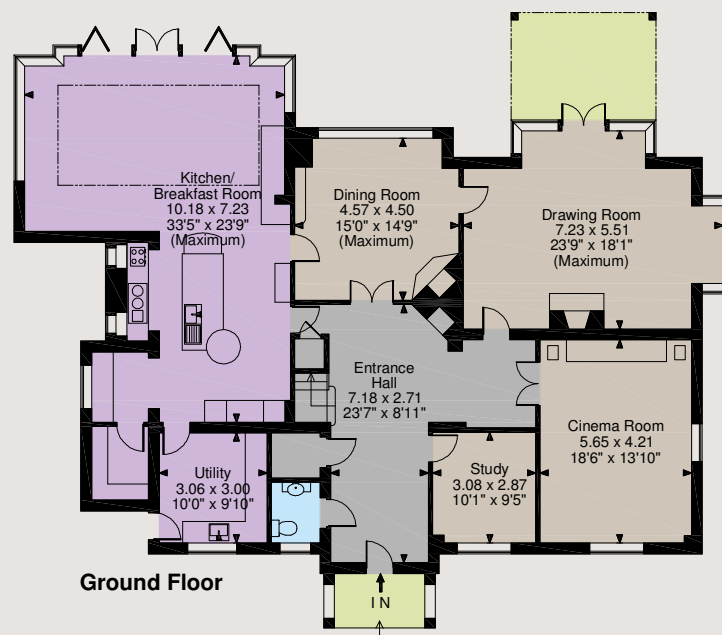
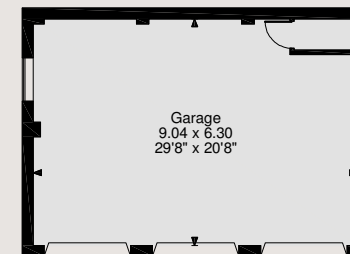
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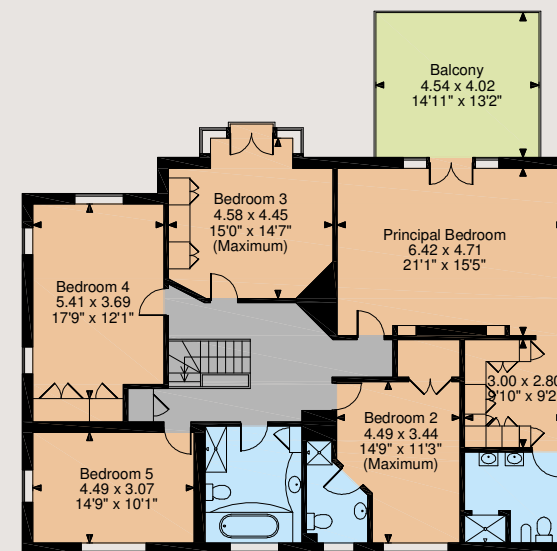
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50 offices across England and Scotland, including Prime Central London

Main House internal area 3,832 sq ft (356 sq m)  
Garage internal area 613 sq ft (57 sq m)  
Balcony external area = 196 sq ft (18 sq m)  
For identification purposes only.



Ground Floor



First Floor

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