

Tedfold House, Tedfold Stud Farm  
Rowner Road



Strutt  
& Parker

Land and property. Since 1885.



**3,121 sq ft (290 sq m) | Freehold  
3 reception rooms | 4 bedrooms  
3 bathrooms | Garage | Stables  
2 bedroom annexe | 7 acres | Semi-rural**

**Guide price £1,600,000**

An outstanding period house with beautifully styled accommodation, set within delightful and extensive gardens and grounds, within easy reach of sought-after Billingshurst

**Property**

Tedfold House is an exceptional period property with a wealth of attractive original details and various outbuildings, set within beautiful gardens and grounds. Character features include exposed timber beams, corniced ceilings and handsome fireplaces, alongside elegant contemporary styling and fittings throughout.

The home has an impressive reception hall, accessed via heavy double timber doors which open to an airy entrance with exposed beams overhead and a sweeping staircase leading to the galleried landing above. The sitting room is a light and airy living space with full-height windows and French doors opening to the gardens, while the ground floor also has a useful study for private home working. In addition, the open-plan kitchen and dining room has south-facing French doors, handmade wooden storage units, an Aga and integrated appliances.

The galleried first-floor landing leads to two double bedrooms, including the stunning, luxury principal bedroom with its balcony offering views to the South Downs, built-in wardrobes and en suite bathroom. The second bedroom is also an en suite with its own private balcony, while the second floor has an additional two double bedrooms plus a shower room.

Ancillary accommodation is available in the converted stables annexe, where there is an open-plan sitting room and kitchen with a logburner and fitted kitchen units, as well as two bedrooms, both of which have en suite bathrooms. The space is ideal for guests or family members.

Outside, the extensive south facing gardens extend to 2 acres, including pristine lawns, a wealth of mature trees and established shrubs, terracing for al fresco dining and a heated swimming pool with its own sun terrace. There is also a stables block, a pool house and a double garage, with the wider grounds including open fields, which are ideal for use as grazing pastures. In all the grounds extend to 7 acres.



**Location**

The property is located in a convenient, semi-rural location, accessed off a private road and driveway, just outside the village of Billingshurst, which offers a variety of shops and amenities for everyday needs, including; a leisure centre with swimming pool, a number of restaurants and traditional pubs, a mainline station with direct services to London Victoria in about 70 minutes and Jubilee Fields country park with football fields, a sports pavilion, skate park and fishing lake. A footpath accessed directly from the private lane leads into Billingshurst, a short pleasant walk to both the village and station.

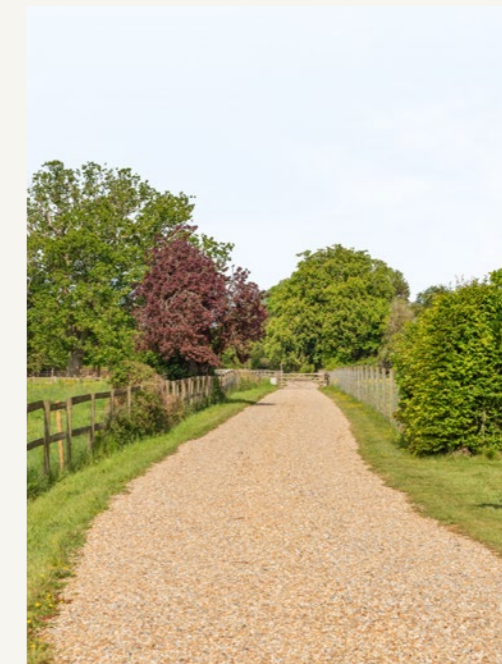
The historic market town of Horsham, around 8 miles distance, provides a more comprehensive range of facilities including Swan Walk shopping centre, Waitrose and John Lewis department store, a number of chain and independent restaurants, Horsham Park and Pavilions Leisure Centre, Horsham Sports Club, The Capitol (a multi-purpose art venue) and a mainline railway station providing direct links to both London Victoria and London Bridge (in about 60 minutes). There are also excellent road connections to Guildford, the South Coast, Gatwick Airport and the M25 motorway network.

In addition, the area is well served with several excellent schools, including Billingshurst Primary School, The Weald Community School and Sixth Form, Pennthorpe Preparatory School, Farlington, Christ's Hospital and Windlesham House School.

Postcode region: RH14

**General**

Local Authority: Waverley Borough Council.  
 Tel: 01483 523333  
 Services: Main water, electricity and oil fired heating. Private drainage (we understand it is compliant with current regulations)  
 Council Tax: Band H  
 EPC Rating: F  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



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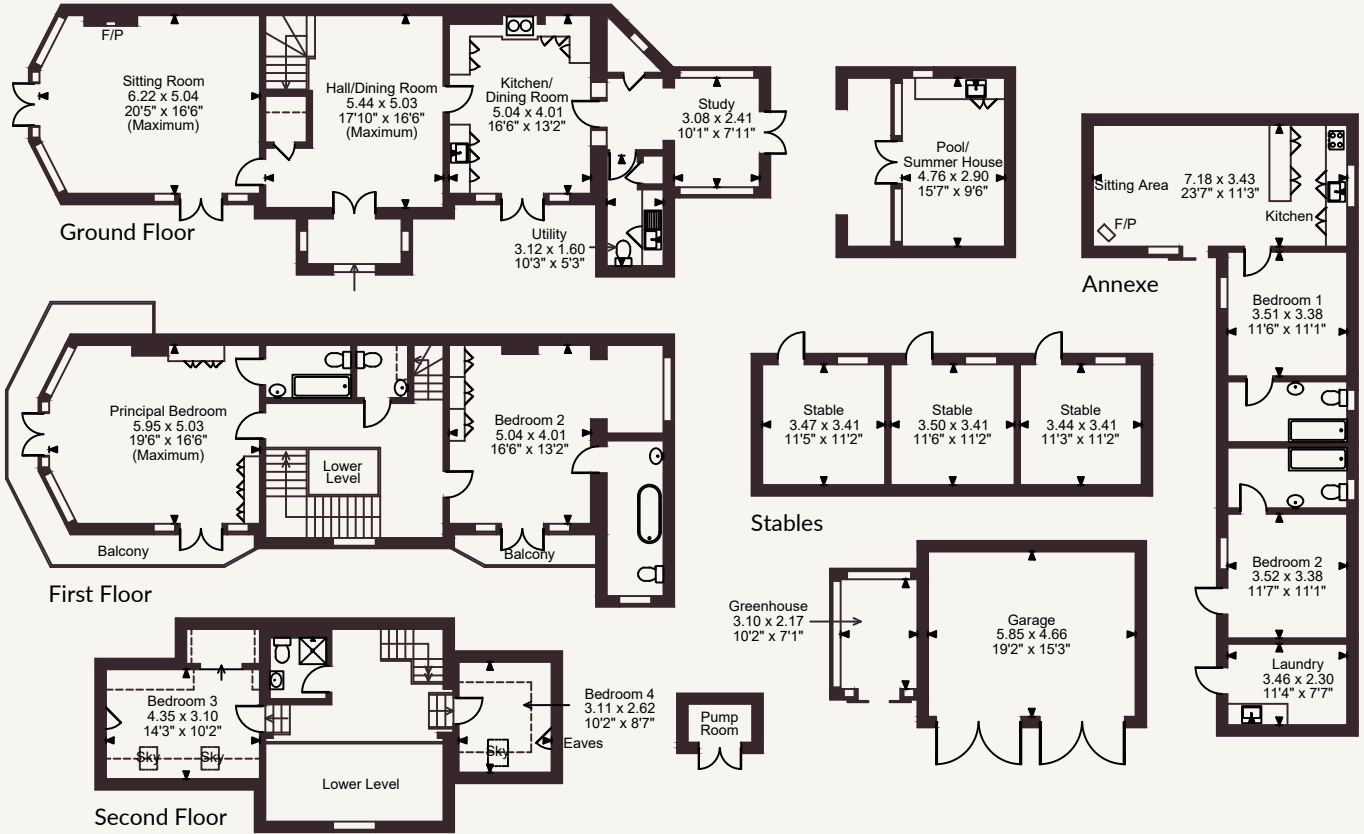
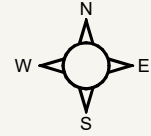
Main House internal area 2,364 sq ft (220 sq m)

Garage internal area 293 sq ft (27 sq m)

Pool/Summer House, Stables, Pump House & Greenhouse internal area 635 sq ft (59 sq m)

Annexe internal area 757 sq ft (70 sq m)

Total internal area 4,049 sq ft (376 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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## Strutt & Parker Guildford

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