

An aerial photograph of a large estate. In the center is a large, multi-story brick house with a complex roofline, including several gables and dormers. To the left of the house is a green tennis court with a white net and a small white pavilion. Further left is a small, circular blue swimming pool. The house is surrounded by lush green lawns and numerous trees, some of which are bare, suggesting a late autumn or early spring setting. In the background, there are rolling green hills and a dense line of trees. A small stream or pond is visible to the right of the house. The sky is blue with scattered white clouds.

# Lower Lodge House

The Haven, Billingshurst



---

# A fine Sussex farmhouse

---

Lower Lodge House, The Haven, Billingshurst, RH14 9BE

Billingshurst 3 miles (London Victoria 1h 15 minutes via Gatwick airport),  
Horsham 7.4 miles, Gatwick Airport 21.9 miles, Central London 43.2 miles

*Features:*

A Sussex country house with five bedrooms, four reception rooms and annexe room, three bay detached garage block with two large rooms over, tennis court, swimming pool with pool house, stable block, beautiful railed paddocks, mature woodland with streams

About 18.77 acres in total

Available as a whole

---





***Situation***

Lower Lodge House is situated in the enviable position nestled within the Haven, a renowned rural hamlet in West Sussex. The nearby town of Billingshurst has fantastic amenities including shopping, a medical centre, butcher, cafés, pubs and a restaurant. The village also offers a leisure centre with gym and swimming pool along with a mainline railway station. The market town of Horsham is within easy reach and provides a comprehensive range of facilities including John Lewis Home and Waitrose, Swan Walk shopping centre, a varied restaurant quarter, Horsham Park and Pavilions Leisure Centre. There are excellent road connections via the A272 and A24 to access Guildford, Brighton, Gatwick Airport and the M25 Motorway Network. The area is well served with excellent schools, which include Farlington, Dorset House, Christ's Hospital, The Weald, Pennthorpe and Seaford College.







#### *Lower Lodge House*

Lower Lodge House is an impressive, well-presented un-listed timbered Sussex Farmhouse full of great charm and character, which has been the subject of significant extension and renovation during the vendors' ownership. A solid oak door leads

into the hallway with timber floors and WC to the left of the entrance. Off the hallway is a dining room which leads on through to offices. Beyond the hallway lies the recently renovated kitchen, well equipped with an Aga and leading into an oak-framed orangery extension

creating wonderful dining space overlooking the garden and swimming pool. Off the kitchen is a well-positioned utility room with back door onto patio area. Beyond the kitchen lies a large sitting room with excellent entertaining space with a small study beyond. Also off

the sitting room is a snug with wood burner, which sits between the kitchen and hallway.

A fine oak staircase in the Arts and Crafts style leads from the hallway to the vaulted first floor landing to the far end of which is a large

principal bedroom suite. There are four further bedrooms, one with dressing room, and two further bathrooms off the landing. All of the bedrooms are well proportioned and have lovely views across the gardens and land beyond.







Floorplans for Lower Lodge House

Approximate Gross Internal Area\*:  
House: 5,408 sq ft / 502.5 sq m  
Studio: 616 sq ft / 57.3 sq m  
Toilet block: 59 sq ft / 5.5 sq m  
Garage / office building: 1,699 sq ft / 157.9 sq m  
Pool house: 228 sq ft / 21.2 sq m

Illustration for identification purposes only.  
Not to scale.

\*Including restricted head height.





*Outbuildings*

*Annexe*

To the rear of the house and accessed independently, is a large “annexe” currently arranged as a single music room, but designed for conversion to residential accommodation if required with necessary services in situ. This building could be used for a variety of different uses including home office, party room or additional accommodation. The annexe has plumbing and electricity. Next to this building is a small WC block and beyond this an oak-framed pool house.

Adjacent to the parking area is a triple garage block, currently used for garaging and storage on the ground floor with roller-shutter doors. There is a WC and sink on the ground floor, and on the first floor are two large rooms, currently an office and gym, which could be used for a number of uses.

*Stables*

There is a small bock of timber-framed stables, currently used for storage.

In one of the fields beyond the house is a useful open fronted four bay pole barn with sheeted sides and roof which is currently used for storage of vineyard machinery.

*Annexe*



*Gardens and grounds*

Lower Lodge House is surrounded by well kept herbaceous borders and immaculate lawns studded with specimen trees and bounded by protective hedging. There is an all weather tennis court with picturesque summer house and a swimming pool with substantial pool house with shower and WC facilities and pump room.

*The land*

The land which wraps around Lower Lodge House is a classic example of the Sussex Weald, with rolling grassland, studded with mature oaks and pretty wooded ghylls. From the house and immediate gardens, the land falls away to a stream before rising again towards fields beyond.



*Garage*



*Garage interior*



*Annexe interior*





General

Tenure: The property is sold freehold with vacant possession on completion.

Property	Agreement	Electricity	Water	Drainage
Lower Lodge House	Vacant	Mains	Mains	Private
Annexe	Vacant	Mains	Mains	Private

EPCs and Council Tax:

Property	EPC Band	Council Tax Band	2023/24 payment
Lower Lodge House	D	H	£4,216.97

Method of sale: Lower Lodge House is offered for sale as a whole by private treaty.

Services: Lower Lodge House has mains water and electricity. There is private draining to a Klargester from the house. All of the residential properties have kerosene central heating.

All the private drainage complies with current regulations

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 for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is one public footpath over the land. 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, in so 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. These may be available to the purchaser by separate negotiation.

Covenants and/or restrictions: There are restrictions/covenants listed on the Land Registry Title deed, details of which will be made available by the vendors' solicitors on request.

Local authority: Horsham District Council Tel: 01233 331111. [www.horsham.gov.uk](http://www.horsham.gov.uk)

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



Further information on this is available from the selling agent.

Health and safety: Given the potential hazards of a working farm 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.

Solicitors: Mayo Wynne, Baxter, 3 Bell Lane, Lewes, East Sussex, BN7 1JU  
For the attention of James O'Connell 01273 223 209  
[joconnell@mayowynnebaxter.co.uk](mailto:joconnell@mayowynnebaxter.co.uk)

Postcode: RH14 9BE

Guide prices:  
Lower Lodge House –  
£3,250,000

**Directions**  
From the centre of Billingshurst, proceed north on the main A29 High Street/Stane Street. Continue straight over the first roundabout continuing on the A29. At the second roundabout take the second exit, continuing north on the A29, before taking the first left turn onto Haven Road.

Proceed for approximately half a mile and the entrance to Lower Lodge will be found on the right hand side. Proceed down the driveway, bearing right at the fork and continuing on to the house. Using What3Words the entrance to the driveway is situated at strong.master.immediate.

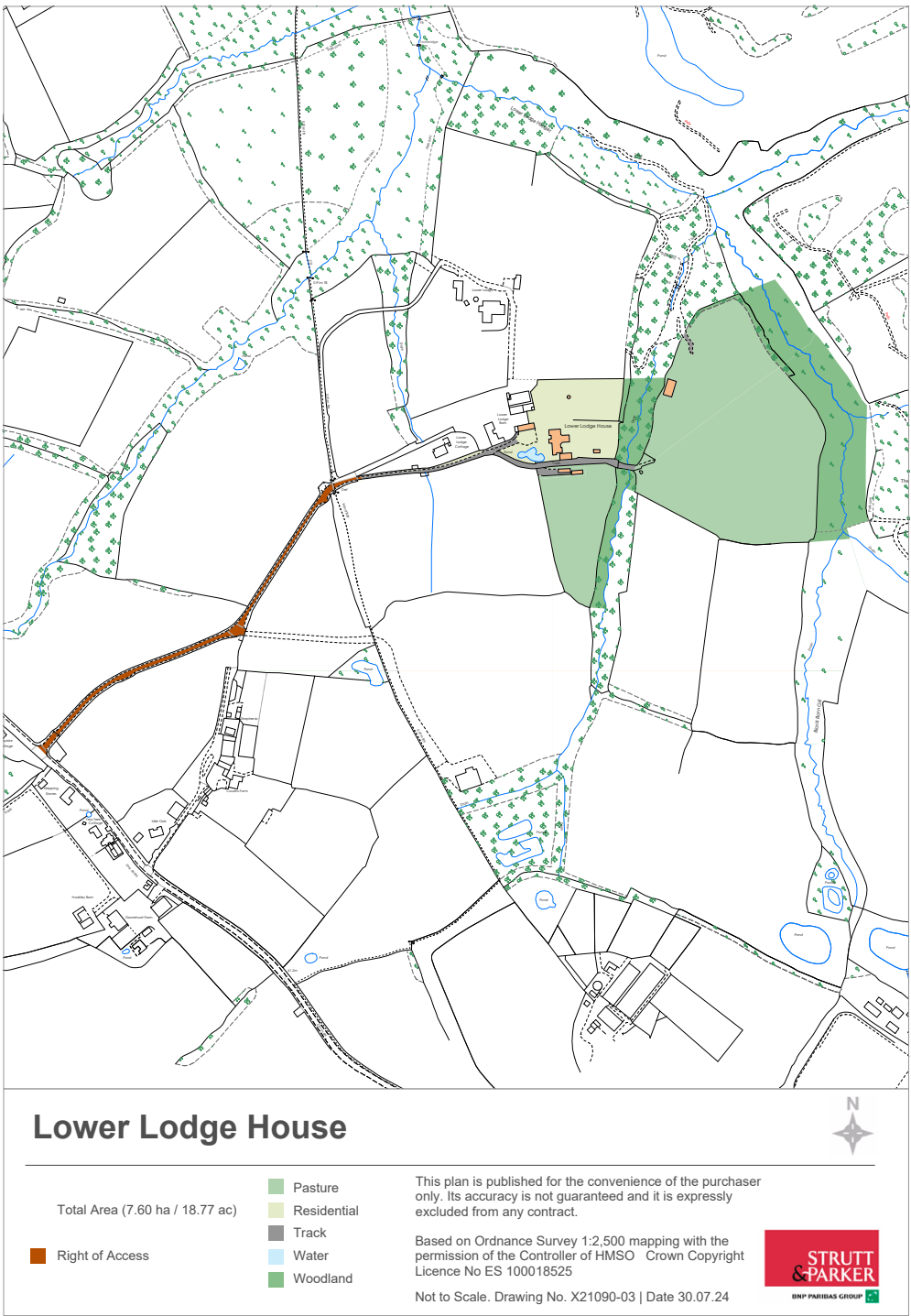
**Viewing**  
Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in London 020 7591 2232 or 020 7591 2214.

**Strutt & Parker London**  
43 Cadogan Street, London, SW3 2PR

+44 (0)20 7629 7282  
[london@struttandparker.com](mailto:london@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPFF Private Clients Limited ("SPFF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPFF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2024. Particulars prepared July 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.







For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

