



Stoneleigh, Tower Hill, Horsham, West Sussex

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**STRUTT
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Stoneleigh Tower Hill, Horsham, West Sussex RH13 OAQ

A handsome stone-built country house with supplemental accommodation, set in delightful landscaped grounds

Christ's Hospital railway station 1.2 miles (London Victoria from 60 minutes), Horsham 1.8 miles, Cranleigh 12.7 miles, Gatwick 17.4 miles, Guildford 22.4 miles, Brighton 22.7 miles, Central London 44 miles

Lot 1

Reception hall | Drawing room | Sitting/ study room | Dining room | Family room Sun room | Kitchen/breakfast room | Utility Larder | Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms, 1 en suite | Family bathroom | Two 2-bed annexes | Quadruple garaging | Swimming pool Pool house | Garden store | Garden & grounds Approximately 6.17 acres | EPC rating D

Lot 2

Substantial timber clad agricultural building Separate vehicular access | Approximately 14 acres.

The property

With origins believed to date to 1910, Stoneleigh is an impressive property with historic characteristics including an arched panelled oak entrance door, flagstone flooring in the vestibule, stone mullion and oriel windows, exposed timbers, decorative corning and vintage fireplaces. The elegant accommodation comprises four reception rooms which provide relaxed comfort and versatility, with a west-facing sun room offering a spot to enjoy the garden throughout the seasons. Filled with natural light courtesy of a lantern skylight and French doors to a paved terrace, the family room and adjoining kitchen provide a sociable

setting with a seamless link to the outside. The kitchen is fitted with classic cabinetry and stone work surfaces, with integrated appliances, an island unit and a double Belfast sink. Ancillary space is provided by adjoining larder, utility and freezer rooms. Rising from the spacious reception hall, a staircase gives access to the first floor rooms, where the triple-aspect, principal bedroom benefits from the attractive architecture of the bay windows and a stylish en suite bathroom. There are four further bedrooms, one of which has an en suite with steps up to a corner bath, and completing the upper level rooms, a fully tiled and well-appointed family bathroom. The supplemental accommodation includes a two-bedroom, single storey side annexe and a smart two-bedroom apartment on the floor over the quadruple garage.

Outside

Stone pillars mark the entrance to the property, with a length of driveway leading to the detached garaging and the house frontage, where a central bed forms an attractive feature. The gardens and grounds at Stoneleigh are particularly noteworthy being beautifully designed and maintained and offering a formal garden with geometric pattern surrounded by manicured hedging, areas laid to lawn interspersed with statuesque trees, paved terracing with pretty planting pockets and naturalistic areas, including a pond with aquatic plants. There are opportunities for outdoor dining and relaxation on the terrace and the many quiet spots within the secluded grounds, whilst for the energetic, a heated outdoor pool with ornate covering and paving alongside is an inviting addition, all set in approximately 6.17 acres.

Location

The property is situated in the convenient and highly sought after semi-rural hamlet of Tower Hill, on the south-westerly fringes of Horsham. There is a thriving restaurant and café scene in the market town which offers familiar chains to independent and award-winning eateries.













Floorplans

Stoneleigh Tower Hill, Horsham

Main House including Annexe internal area 4,958 sq ft (461 sq m)

Annexe Apartment & Garages internal area 2,017 sq ft (187 sq m)

Garden Store & Pool House internal area 1,202 sq ft (112 sq m)

For identification purposes only.



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

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West Street and Swan Walk offer comprehensiveshopping with a John Lewis and Waitrose on Albion Way. The Carfax markets offer local produce and street food every Thursday and Saturday. Horsham Park has tennis courts, a swimming complex and gymnastics centre and there is a wide selection of sport and leisure facilities for all ages within the town. Well-regarded independent schools in the vicinity including Farlington School, Christ's Hospital and Penntorpe Preparatory School.

Directions

From the A24, exit at the Hop Oast Roundabout to join the B2237/Worthing Road. After a short distance take the turning on the left by The Boar's Head Public House onto Tower Hill. Follow the road for approximately 0.5 mile, where the entrance to the property will be found on the right-hand side.

General

Local Authority: Horsham District Council - Tel: 01403 215100

Services: Mains water, gas, electricity and drainage.

Council Tax: The property is in Tax Band G

Tenure: Freehold

Guide Price: £3,400,000

Lot 1 £2,500,000

Lot 2 £900,000

Horsham

01403 246790

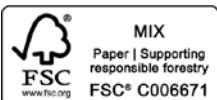
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