



Stoneleigh, Tower Hill, Horsham, West Sussex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

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 | Swimming pool
Pool house | Garden store | Three bay oak garage | Garden & grounds extending to 5.3 acres | EPC rating D

Lot 2: Hall | Living room | Kitchen | 2 Bedrooms
Family bathroom | Garden store | Garden
Parking area | Grounds extending to 0.3 acre

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.

Lot 2 comprises a two-bedroom, single storey property with private gardens.

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 5.3 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.













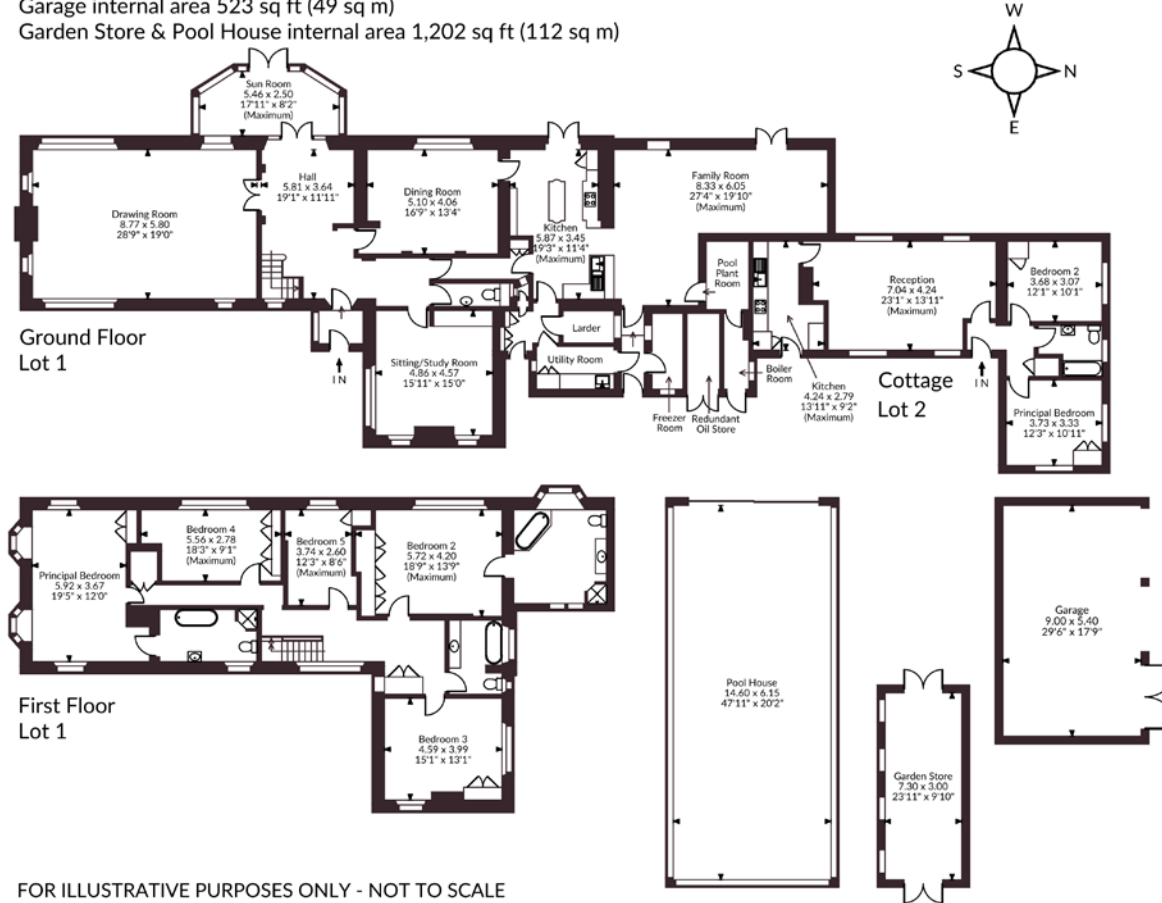
Stoneleigh Tower Hill, Horsham

Lot 1 Main House internal area 4,153 sq ft (386 sq m)

Lot 2 Cottage internal area 805 sq ft (75 sq m)

Garage internal area 523 sq ft (49 sq m)

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



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8682786/DWL

West Street and Swan Walk offer comprehensive shopping 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 Lot 1: £1,700,000

Guide Price Lot 1 & 2: £2,200,000

Horsham

01403 246790

horsham@struttandparker.com

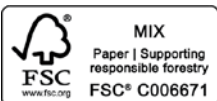
struttandparker.com

@struttandparker

/struttandparker

Over 45 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 SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, 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 April 2023. Particulars prepared April 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

