



Lanaways Farm, Two Mile Ash Road, Horsham

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Lanaways Farm

Two Mile Ash Road, Horsham, West Sussex RH13 0LA

A substantial period farmhouse with swimming pool, stables and outbuildings, set in 6.4 acres.

Christ's Hospital Station 1.1 miles (London Victoria 60 mins), Southwater 2.1 miles, Broadbridge Heath 4.6 miles, Billingshurst 5.8 miles, Horsham 2.2 miles, M23 (J11) 14.4 miles, London Gatwick Airport 18.6 miles

Reception hall | Sitting room | Kitchen open onto breakfast room | Dining room | Cellar Utility/cloakroom | 3 first floor bedrooms Playroom/further bedroom | Family bathroom 2 Second floor bedrooms and bathroom Double garage | Studio/office | Garden store Barn | Stables | Greenhouse | Swimming pool Pool room/pump room | Grounds extending to 6.4 acres | EPC rating E

The property

Lanaways Farm is a fine Grade II listed period property with brick, timber-framed and tile-hung elevations, that offers over 3,200 sq. ft. of versatile accommodation, with a wealth of character features including exposed beams and fireplaces.

The front door opens to a large central reception hall with a handsome wood turned stairway and doors leading to two front-facing reception rooms. The sitting room has a brick-built fireplace and bespoke alcove storage, whilst the dual-aspect dining room retains an Inglenook fireplace and large storage cupboard. The accommodation flows into the kitchen, which comprises a wide range of country-style wall and base cabinetry, with an Nobel range cooker, an island unit, a butler sink and a pantry. The

space is filled with natural light via the adjoining vaulted breakfast room, a later oak framed addition with a window seat, panoramic garden views and double doors to the south facing sun terrace. From here is a useful cloakroom/utility space.

The first floor is home to a deluxe family bathroom and three tranquil and well-proportioned bedrooms, with the principal enjoying a wall of built-in storage. On the second floor is an additional bathroom and two further adaptable rooms, along with a generous amount of walk in eaves storage.

Outside

The property sits in a 6.4 acre plot, approached via five bar gates opening to a gravelled driveway, which gives access to the stable block, barn, garaging and the versatile attached studio /office and garden store. The home is surrounded by an expanse of divided manicured level lawn, with a wealth of well-stocked mature borders, low stone walls, tall specimen trees, shrubbery and various paved pathways and terraces. Further is a pond, an established kitchen garden and greenhouse and the swimming pool and seating area, with far-reaching rural outlooks.

Location

The property is situated in the convenient and highly sought after semi-rural location, 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.

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 Pennthorpe Preparatory School.













Floorplans

Laneways Farm, Two Mile Ash Road, Horsham

Main House internal area 3,268 sq ft (304 sq m)

Garage & Studio internal area 717 sq ft (67 sq m)

Stables internal area 455 sq ft (42 sq m)

Barn internal area 418 sq ft (39 sq m)

Garden Store, Pool Room & Greenhouse internal area 286 sq ft (27 sq m)

Total internal area 5,144 sq ft (478 sq m)



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

Denotes restricted head height

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Bluecoat sports and fitness gym is within easy reach offering a wide range of facilities including tennis, swimming, gym, classes and sanua. The A24 Bypass links to the M23 (Junction 11), offering convenient road links to London Gatwick Airport and further afield, with regular rail services to London Victoria within an hour from Christ's Hospital Station, just 0.75 mile distant.

Directions

Leave Horsham along the Worthing Road, at the Boars Head turn right onto Tower Hill and proceed to Two Mile Ash Road. The property will be found on the left in approximately 1.2 miles.

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: £1,700,000

Horsham

01403 246790

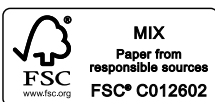
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