

Lanaways Farm, Two Mile Ash Road, Horsham



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 farreaching 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
Lanaways 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)



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

_____Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8588389/LCO

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 March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

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

horsham@struttandparker.com struttandparker.com





Over 45 offices across England and Scotland, including Prime Central London







