



Hammercot, Grouse Road, Colgate, Horsham

West Sussex

For the finer things in property.





# Hammercot Grouse Road, Colgate, Horsham, West Sussex RH13 6HT

A fine country residence offering substantial accommodation and a swimming pool set in 10.5 acres

Colgate 1 mile, Horsham train station 4.8 miles (London Victoria 55 minutes), Haywards Heath 10 miles, London Gatwick Airport 10 miles, Brighton 22 miles, Guildford 25 miles, Central London 39 miles

Reception hall | Drawing room | Dining room  
Sitting room/snug | Family/sitting room with spiral steps down to wine cellar | Kitchen/breakfast room | Utility | Larder | Cloakroom  
Principal bedroom with en suite shower room  
6 Further bedrooms | 1 en suite family shower room | Indoor swimming pool and gym | Double garage | Garden store | Garden | Grounds extending to 10.5 acres | EPC rating D

## The property

With an attractive, pastel painted façade and pretty latticed windows, Hammercot offers over 5,000 sq. ft of beautifully presented accommodation, providing a light-filled and versatile family home perfectly suited to modern lifestyles. Spacious rooms afford an airy living environment, with the warm hues of wood floor covering providing practicality and cohesion across much of the accommodation. Giving prominence to a central staircase, the roomy entrance hallway provides access into the reception areas which comprise an elegant drawing room with glazed doors linking to the garden, an adjoining formal dining setting, a relaxed snug and a bright family room with concealed spiral steps leading down to a wine cellar. With a pleasing outlook over the rear garden, the kitchen/breakfast room has a contemporary ambience, with sleek cabinetry

in dark colour tone, and an island unit, whilst ancillary space is provided by the adjacent larder and utility room.

On the first floor, the collection of individual spaces offer an elevated outlook over the surrounding terrain and provide seven rooms and a modern, family shower room. The main bedroom provides a palatial retreat, with a wall of wardrobe storage and a vast en suite shower room, whilst the generous, second en suite bedroom has an adjoining dressing room.

## Outside

The property benefits from a peaceful, countryside position with pillared walls marking the entry gates to a private lane which gives access onto a paved driveway. Pretty, brick-edged planted beds and climbing shrubs create an attractive frontage to the home and to the rear, there are far reaching views beyond the plot to enjoy. A large, paved terrace provides an al fresco setting to dine and relax with the paving extending to the outside area adjoining the pool house. Swathes of lawn are interspersed with specimen trees, mature shrubs and topiary evergreens, with majestic, aged trees offering dappled shade to seating settings within the grounds. In all the gardens and paddocks extend to 10.5 acres.

## Location

Colgate is a small rural village situated between the towns of Crawley and Horsham, with local amenities including a primary school and a public house. The market town of Horsham provides a comprehensive range of shopping. Leisure and recreational facilities are provided at Horsham Golf, Sports and Football Clubs, Horsham Park and Pavilions Leisure Centre and The Capitol, a multi-purpose arts venue. The mainline station at Horsham has services to London Victoria, Peterborough, Portsmouth and Southampton and for road users there is easy access to the A23, which links to the M25 for onward journeys via the major road networks.























Hammercot Grouse Road, Colgate, West Sussex  
 Approximate Gross Internal Area  
 Main House = 5087 Sq Ft/473 Sq M  
 Garage = 363 Sq Ft/34 Sq M  
 Outbuilding & Pool House = 971 Sq Ft/90 Sq M  
 Garden Store = 213 Sq Ft/20 Sq M  
 Total = 6634 Sq Ft/616 Sq M  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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Well-regarded schooling in the vicinity includes Millais Girls and Forest Boys Schools, Tanbridge, Handcross Park, Christ's Hospital and Farlington School.

### Directions

From the Pease Potage Interchange roundabout, which links the A23, M23 and A264, take the exit sign-posted to Pease Pottage and follow Brighton Road. At the 2nd roundabout, take the 3rd exit onto Horsham Road which passes over the A23 turn left to join Grouse Road. After approximately 1 mile, the entrance to the property will be found on the right, just past Blackhouse Road.

### General

**Local Authority:** Horsham District Council  
 tel: 01403 215100

**Services:** Mains water, electricity, oil heating and private drainage (full details to be provided on request).

**Council Tax:** The property is in Tax Band H

**Tenure:** Freehold

**Guide Price:** £1,875,000

## Horsham

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