


Warnham Lodge Farm

Warnham, West Sussex







An outstanding **country property** with excellent equestrian facilities, swimming pool, tennis court, immaculately presented with far reaching idyllic stunning views towards the North Downs.

Summary of accommodation

Main House

Reception hall | Cloakroom | Drawing room | Dining room | Family room | Study/office with strong room | Kitchen/breakfast room | Party barn | Laundry room
Boot room and further cloakroom

Principal bedroom suite with dressing room | Five further bedrooms | Four further bathrooms (three en suite)

Gardens and Grounds

Heated outdoor swimming pool | Tennis court | Garages | Terrace and barbecue area | Landscaped gardens | Bluebell wood

Equestrian Facilities

Stables with enclosed yard, six boxes | Tack room (heated) | Feed room and wash bay/solarium | Two apartments above with kitchen, living room, bedroom and bathroom | Further six box stables, two arranged as a home gym and another as a dog grooming parlour | All-weather manège | Fenced paddocks
Further pasture

In all about 23.9 acres

Distances

Warnham Village 1 mile (1.6 km), Warnham Station 1.7 miles (2.7 km), Horsham 4 miles (6 km), Dorking 10 miles (16 km), Gatwick 16 miles (25 km)
Guildford 20 miles (32 km), London 37 miles (59 km), London Victoria from 51 minutes (All distances and times are approximate)



Strutt & Parker Guildford
215-217 High Street
Guildford
GU1 3BJ
struttandparker.com

Ken Roberts
01403 246790
ken.roberts@struttandparker.com

Holly Pearn
01483 306565
holly.pearn@struttandparker.com



Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Oliver Rodbourne
020 7861 1093
oliver.rodbourne@knightfrank.com



Situation

Warnham Lodge Farm enjoys an idyllic rural situation, set far back from a quiet country lane and entirely surrounded by its own landscaped grounds. Its elevated setting also rewards with attractive distant views to Leith Hill.

Warnham is an ancient settlement with origins back to the 13th century and before. It is also the birthplace of the poet Shelley who grew up in the village. In many ways it is the archetypal English village with its period buildings, parish church, cricket green, pubs, and today it is a thriving place with a number of active community groups. The village stores and butchers between them provide for daily needs while a more extensive range of services may be found at nearby Horsham or at Dorking.

Communications are good with the main A24 road providing the north-south link between London and the coast and connecting with the M25 at Leatherhead for the airports and the national motorway network.

There is also a good train service from Warnham or Horsham with journey time to London (Victoria) from 51 minutes.

The area benefits from an excellent choice of good schools including Warnham Primary, Farlington, Pennthorpe, Cranleigh and Hurstpierpoint College among several others.

Recreational opportunities include golf at a number of clubs within reach including, Slinfold Golf and Country Club, Mannings Heath and The West Sussex; polo at Hurtwood Park and Knepp Castle; racing at Epsom and Goodwood and sailing at Southwater. Hickstead Jumping Course and Equestrian Centre is located in West Sussex (18.1 miles from Warnham Lodge Farm). Of note there is a 1,000 acre Deer Park and nature reserve in the village of Warnham. There are also public sport and leisure centres in Dorking and Horsham. The surrounding countryside offers miles of walking and riding through some of our prettiest countryside.





Main House

Warnham Lodge Farm is a beautifully presented family house with a perfect balance of entertaining space and family accommodation.

Having been meticulously renovated, the house strikes a harmonious chord between modern aesthetics and traditional charm. The ground floor offers fabulous, predominately south-facing lateral space overlooking the gardens and grounds. At the heart of the house is a beautiful family kitchen designed by Martin Moore with both formal and informal dining options.

Other highlights include a wonderful drawing room with pitched ceiling that leads to a fully integrated party barn of nearly 50ft complete with stylish bespoke bar.

Upstairs the accommodation consists of six bedrooms and five bathrooms with an excellent principal suite and the added benefit of one of the bedroom suites having its own staircase ideal for guest/independent living.















Warnham Lodge Farm

Approximate Gross Internal Floor Area
684.8 sq m / 7371 sq ft (Excluding Void)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



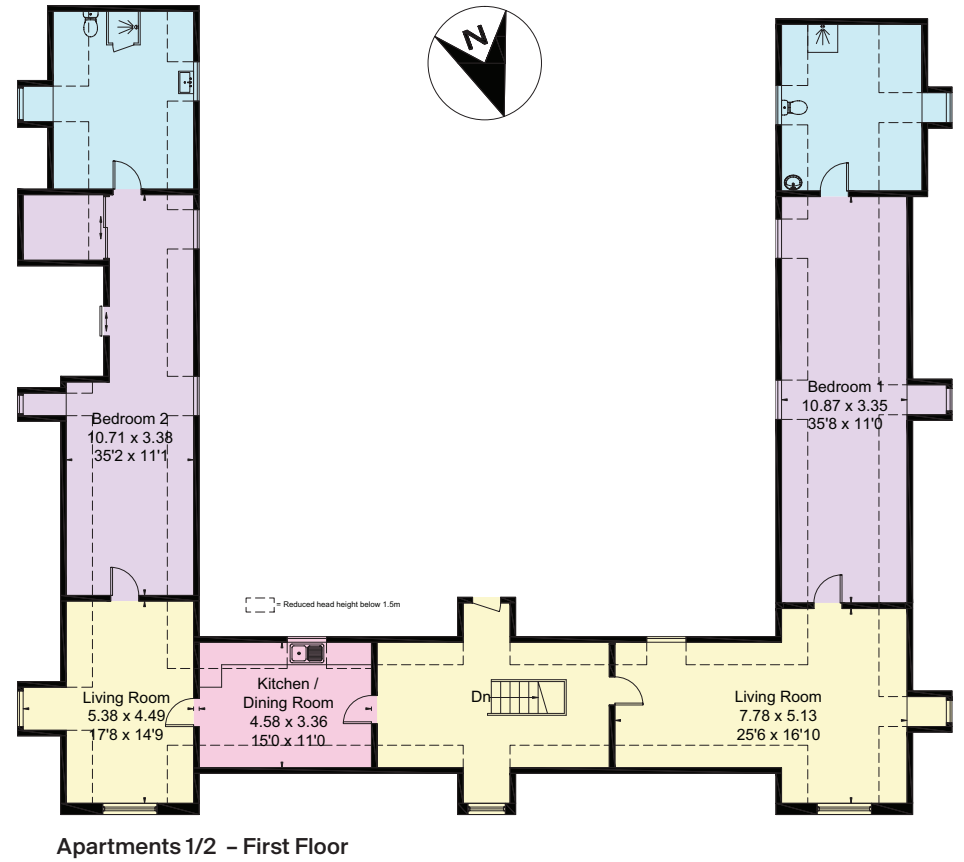
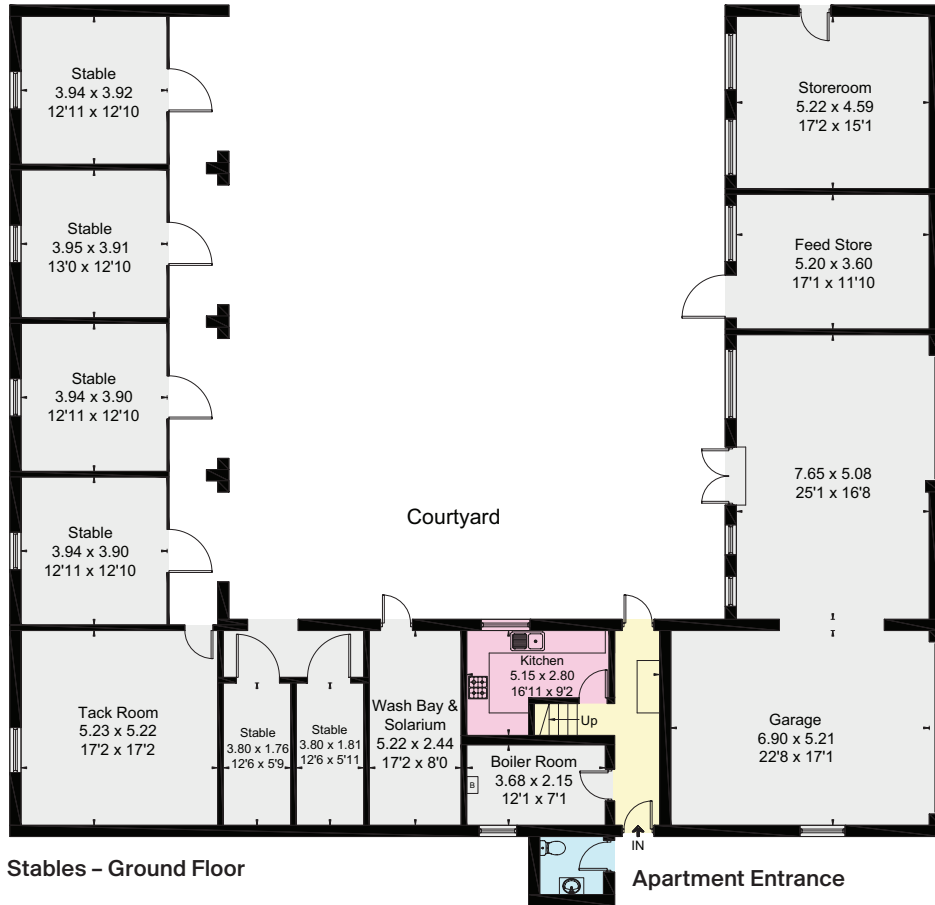
Approximate Gross Internal Floor Area

Stables Outbuildings: 243.2 sq m / 2618 sq ft

Apartments: 226.6 sq m / 2439 sq ft

Total: 469.8 sq m / 5057 sq ft

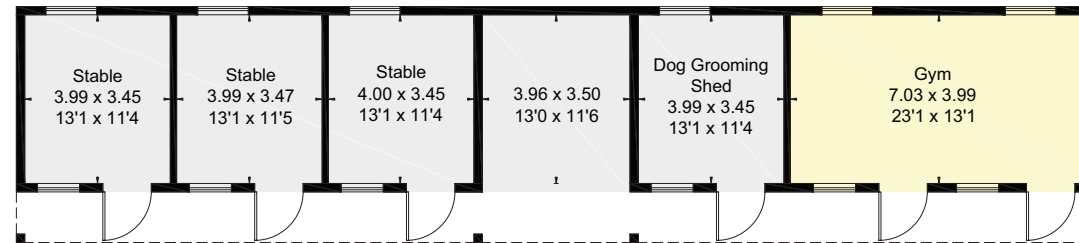
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Approximate Gross Internal Floor Area

Stable Block: 85.2 sq m / 917 sq ft

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(Not Shown In Actual Location / Orientation)







Outbuildings

The principal outbuilding is an immaculate stable block and enclosed yard. These include four Monarch loose boxes, two smaller boxes, tack room, feed room and wash bay/solarium. The first floor has been refurbished and is arranged as two apartments that would be ideally suited to secondary accommodation.

There is an additional modern timber stable block of six boxes, offering flexible use.

Further equestrian facilities include a 60x25 metre all weather training arena by Charles Britton recently refurbished by Jim Boyce. Also incorporated into the main stable block is a double and single garage and an additional storage room.

Gardens and Grounds

The gardens and grounds are a particular highlight. Approached from the lane through an attractive tree-lined 100 metre drive that leads to the house. Views over the north Surrey hills and open aspects create a wonderful feeling of seclusion and space.

Lying mainly to the south and west of the house the formal garden is ideally suited for entertaining with the Swimming pool and tennis court close by. A clubhouse with bar and decking has recently been added to the pool area and the pool totally refurbished by Lagoon Pools.

Beyond the formal area the remainder of the garden extends to the southern boundary and is laid mainly to lawn with spring flowers and a variety of mature trees and shrubs. The remaining grounds to the north and east are arranged as post and rail fenced paddocks or open pasture. Also, to the north, there is a pretty area of light woodland with a bluebell wood. A short length of little-used public footpath crosses the land, well away and out of sight of the house.





Services

Mains water and electricity. Oil-fired central heating. Electric AGA.
Private Klargest drainage. High speed broadband. Security system.

Postcode

RH12 3SG

Viewing

Strictly by appointment with Knight Frank and Strutt & Parker.

Property information

Tenure: Freehold

Local Authority: Horsham District Council

Council Tax: Main House – Band H

Stables Flat – Band A

EPC Ratings: Main House – E

Stables Flat – E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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