



Wallhurst Manor, Picts Lane, Cowfold, Horsham

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Wallhurst Manor

Picts Lane, Cowfold, Horsham West Sussex RH13 8AW

A substantial manor house requiring modernisation with 3 bedroom cottage, pool, tennis court and 13.5 acres

Cowfold 2.0 miles, Horsham and station 6.7 miles (London Bridge 61 minutes), M23 (Jct. 11) 9.8 miles, Brighton 16.0 miles, London Gatwick Airport 16.3 miles, Guildford 30.0 miles, central London 39.7 miles

Entrance hall | Entrance hall/reception room
Drawing room | Sitting room | Dining room
Morning room | Billiards/games room | Office/
drawing room 2 | Kitchen | Breakfast room
Kitchenette | Utility room | Study/kitchen
Staff room/bedroom 11 | Plant room
3 Cloakrooms | Cellar with wine store | Principal
bedroom with en suite bathroom | 9 Additional
bedrooms, 1 en suite | 6 Bathrooms | Double
garage | External store | Garden | Courtyard
Tennis court | Swimming pool | Pool house with
cloakroom, shower room and kitchenette
3 Bedroom lake cottage | Approx. 13.5
acres (Further 23 acres available by separate
negotiation) | EPC rating (Manor & Cottage) F

The property

Wallhurst Manor is an imposing, elegant family home offering almost 10,100 sq. ft. of accommodation arranged over three light-filled floors. Retained period features include a mix of high ceilings with elegant cornicing and some exposed beams the property requires modernisation.

The ground floor accommodation flows from a reception hall and includes a 30 ft. drawing room with feature bay, open fireplace and

French doors to the terrace, spacious sitting and dining rooms, an L-shaped morning room with fireplace and both French and patio doors to the garden, and a spacious billiards/games room.

The East Wing offers further ancillary accommodation. The ground floor accommodation is completed by a generous kitchen and an inter-connecting breakfast room. The property also benefits from an extensive cellar with wine store. On the first floor the property provides a spacious principal bedroom with built-in storage and en suite bathroom, an additional double bedroom with built-in storage and en suite bathroom, eight further double bedrooms and five bathrooms.

Outside

The property is approached over a gravelled driveway providing parking and giving access to the detached double garage and external store. The property provides formal gardens featuring expanses of lawn bordered by a stunning mixture of mature specimen trees and shrubs together with a spacious terrace, ideal for entertaining and al fresco dining, a swimming pool with pool house, an all-weather tennis court, ornamental lake and a cottage comprising a sitting/dining room, kitchen, three bedrooms and a bathroom.

Location

Wallhurst Manor is surrounded by delightful West Sussex countryside, with views towards the South Downs. Cowfold village is within 2 miles and has a good range of day-to-day amenities including a church, public house, coffee house, recreation ground, GP surgery, Co-op and popular primary school. Nearby Horsham offers a more comprehensive range of facilities, and mainline railway service to London Victoria (approx. 48 mins) and London Bridge (approx. 60 mins). There are also excellent road connections to Guildford, Brighton, Gatwick Airport and the M23 and inter-connecting M25 motorway network via the A23.





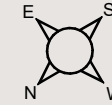








Wallhurst Manor, Picts Lane, Cowfold, West Sussex
 Main House internal area 10,059 sq ft (935 sq m)
 Outbuildings internal area 1828 sq ft (170 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
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The area offers a good selection of independent schools including Handcross Park, Hurstpierpoint College, Christ's Hospital, Cottesmore and Burgess Hill Girls. There are also excellent road connections to Guildford, Brighton, Gatwick Airport and the M23 and inter-connecting M25 motorway network via the A23.

Directions

Proceeding south on the A23, exit at the Bolney junction. Proceed on the A272 to the east towards Cowfold turning right onto Picts Lane, at the grass triangle bear left, continuing on Picts Lane and the drive to Wallhurst Manor will be found on the right.

General

Local Authority: Horsham District Council
 tel: 01403 215100
Services: Oil fired central heating. Mains water and electricity. Private drainage (full details to be provided on request)
Council Tax: The property is in Tax Band H
Tenure: Freehold
Guide Price: £2,950,000
Note: Further 23 acres available by separate negotiation.

Guildford

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