

STONELEIGH

Tower Hill, Horsham, West Sussex





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A BEAUTIFUL & SUBSTANTIAL FAMILY HOUSE WITH A GUEST COTTAGE, EXTENDED AND METICULOUSLY RENOVATED TO A HIGH STANDARD IN A CONVENIENT YET EXTREMELY PRIVATE LOCATION, SET IN DELIGHTFUL FORMAL GARDENS, WITH VIEWS OVER PICTURESQUE COUNTRYSIDE

Horsham 1 mile, Christ's Hospital Station 1 ¼ miles (London Victoria from 60 minutes), Dorking 15 Miles, Guildford 22 miles, Gatwick Airport 19 miles, Central London 44 miles

Main House

Entrance lobby, Reception Hall, Cloakroom, Drawing Room,
Dining Room, Sitting Room / Study, Sunroom, Kitchen,
Breakfast/Family Room, Laundry Room,
5 Bedrooms, 3 Bathrooms (including principal and guest suites)

Cottage

Reception Room, Kitchen, 2 Bedrooms, Bathroom

Grounds

Beautiful mature gardens and grounds with enclosed heated swimming pool, trout pond, Play House and children's play areas, garden machinery store, formal rose garden and croquet lawn.

In all about 2.4 acres



Beyond your expectations

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Situation

Stoneleigh is situated in a secluded and very private position at the end of a long drive on the edge of the highly sought after hamlet of Tower Hill which is a convenient location about one mile from Horsham town centre. Horsham, a charming market town recently voted 'second Best place to live in the UK', provides an excellent range of shopping, leisure and transport facilities.

Communication links

Road - A24 is readily accessible providing access to the south coast and London as well as providing easy access to the south, the M25, the M23, Crawley and Gatwick Airport.

Rail – There is a direct and regular service from Christ's Hospital and Horsham to London Victoria from 58 minutes. The Gatwick Express non-stop train service takes 30 minutes to London Victoria.

Air – Gatwick and Heathrow international airports are approximately 19 miles and 42 miles away respectively.

Schools

There are a number of good private and state schools within easy reach including Cottesmore, Farlington, Christ's Hospital, Windlesham House, Burgess Hill, Hand Cross Park, Worth, Pennthorpe and Cranleigh schools as well as Hurstpierpoint, Brighton and Lancing colleges.

Leisure activities

Racing at Goodwood, Plumpton, Brighton, Lingfield, Fontwell and Goodwood
Golf at The Horsham Golf and Fitness Club, Mannings Heath, Cottesmore, Goodwood, the West

Sussex and the Slinfold Park Golf and Country Club
Sailing at Chichester Harbour and Brighton Marina
Walking and riding on the South Downs or in Ashdown Forest.
Polo at Cowdray Park and Knepp Castle.

DESCRIPTION

Stoneleigh is believed to have been built in 1910 and has elevations of stone under a stone roof. The elevations are clad with a number of climbing plants including hydrangea, magnolia grandiflora, roses, clematis, wisteria, passion fruit and jasmine. The windows are a particular feature of the property having stone mullions with leaded lights and there are three carved stone oriel windows on the first floor. Other features include oak parquet flooring and impressive cornicing throughout. Internally the house provides spacious, light and well flowing accommodation, which is ideal for family living and entertaining. Additional features include Bang & Olufsen link system wiring, High Grade Alarm system, high speed broad-band connections, Sky TV provision, electric under floor heating in the sun room, kitchens & bathrooms. The cottage which is a separate dwelling has been renovated to the same standard as the main house and provides excellent additional accommodation for guests, staff, home offices or as a letting property. The house is extremely private, being centrally located within its large gardens which are a particular feature of the property with a number of specimen trees as well as a mass of spring bulbs.

A flagstone path leads to the entrance lobby with an arched panelled oak door opening to the spacious reception hall. From the hall doors open to the elegant triple aspect drawing room, sun room, dining room and sitting room/study. The kitchen is well appointed and fitted units and Miele appliances including dishwasher, oven, ceramic induction hob, fridge/freezer and microwave oven. Opening from the kitchen is an excellent family room with doors to the garden. From the reception hall stairs rise to the first floor landing giving access to the 5 bedrooms and 3 bathrooms including both a principal and a guest suite.

Attached to the north elevation of the house is a self-contained 2 bedroom cottage with rendered elevations, clad with roses and clematis under a clay-tiled roof. A pretty cottage garden with a white picket fence surrounds it on two sides.

THE GARDENS

Stoneleigh is approached through impressive lion topped stone pillars with wrought iron gates via a gravel drive flanked by lawns, flower beds with heather borders and rose trellising to a turning circle with a central heart-shaped rose bed and stone fountain in front of the house. To either side of the drive are orchards under-sown with spring bulbs.

A flagstone path leads around the garden to the south of the house where there is a terrace with raised borders and stone steps down to the lawn. There is an upper area of lawn with an avenue of apple trees. Beyond the lawns there is a border with a number of fine specimen trees and shrubs including magnolia, camellias, cherry acer, oak, blue cedar and mulberry. On the western side of the house there is a further flagstone terrace beside the sunroom. Stone steps lead down to the formal rose garden, which is bordered by English lavender and enclosed by mature formal yew hedging, flanked by hydrangeas. Under an old oak tree there is an enchanting child's play house. The enclosed, heated swimming pool, approx. 10.82m x 4.76m (35'6" x 15'7") has a flagstone paved surround. On the northern side of the swimming pool, there is a further lawn area with plum trees, a beautiful old stone carved well and a large flagstone bordered, inset children's sandpit. Beyond is an attractive fenced spring fed trout pond frequented by wild ducks with a pretty viewing platform, a rockery with flowering shrubs and a further camellia bed. Located on the northern boundary of the property is a boathouse/machinery store of brick and timber construction.



VIEWING

Strictly by appointment with the vendors' sole agents.
Tel. 01403 211766

POSTAL ADDRESS

Stoneleigh, Tower Hill, Horsham, West Sussex. RH13 0AQ

LOCAL AUTHORITY

Horsham District Council. Tel. 01403 215100

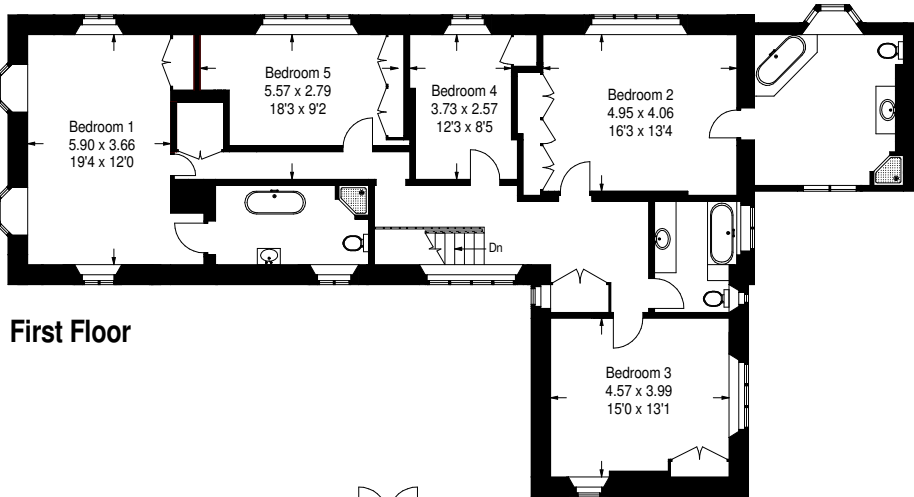
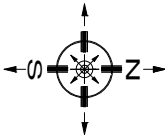
DIRECTIONS: From the M25 (junction 7) head south on the M23, exit at junction 11 and join the A264. After approximately 6 miles take the A24 southbound and after approximately 3 miles take the first exit at the roundabout onto the B2237 towards Horsham. After approximately 1 mile turn left onto Tower Hill at the Boars Head Pub and the entrance drive to Stoneleigh will be found on the right after approximately half a mile.



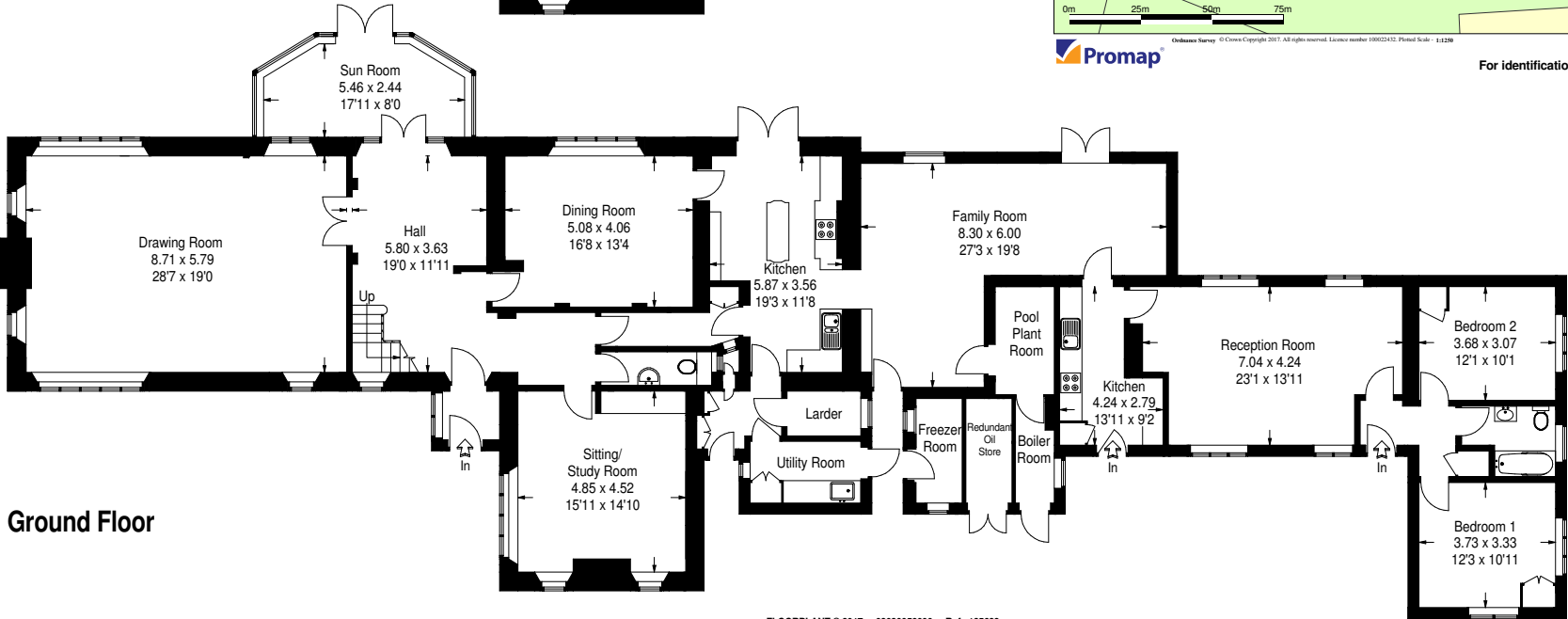


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Approximate Gross Internal Area :-
460.7 sq m / 4958 sq ft



First Floor



Ground Floor



Promap

For identification purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

FLOORPLANZ © 2017 02039056099 Ref 185628
This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

