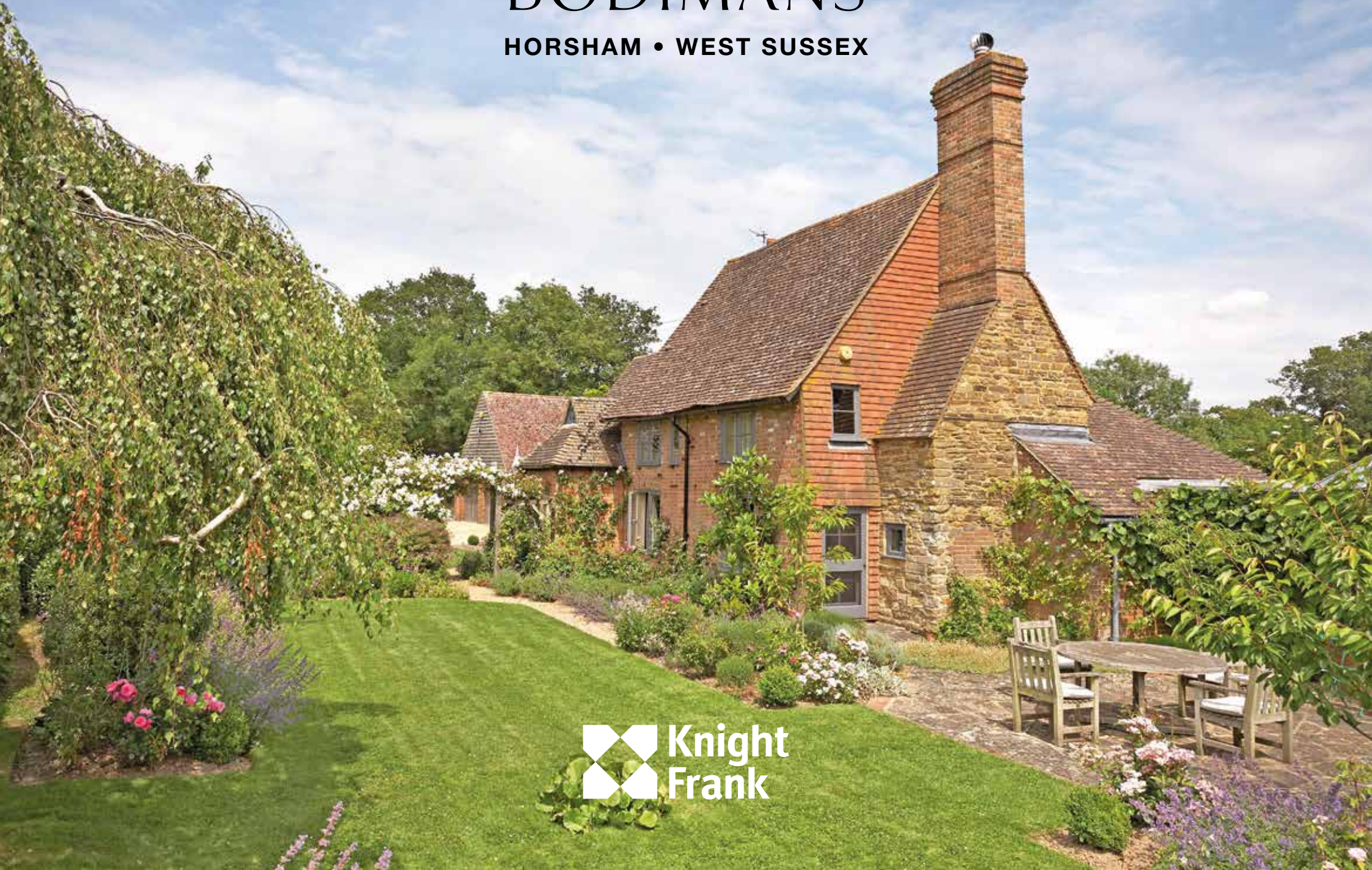


BODIMANS

HORSHAM • WEST SUSSEX







BODIMANS

HORSHAM • WEST SUSSEX

A private and unique Grade II Listed country house set in a secluded position within easy reach of Horsham.

Entrance hall • Kitchen/Breakfast room • Sitting room • 2 Studies • Conservatory • Bathroomre

Master bedroom with en suite • 3 further bedrooms • Family bathroom

Double garage • Workshop • Greenhouse

In all about 1 acre

Horsham 2.3 miles (London Victoria/London Bridge 55 minutes) • Guildford 21.1 miles

Gatwick Airport 17.3 miles • Central London 43.2 miles

(All distances are approximate)



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These particulars are intended only as a guide and must not be relied upon as statements of fact.

Your attention is drawn to the Important Notice on the last page of the brochure.



Situation

Bodimans is situated in a delightful country setting 2.3 miles south of Horsham town centre, overlooking open farmland and Christ's Hospital School grounds.

Horsham offers comprehensive shopping, educational and recreational facilities. There is a main line station with services to London Victoria and London Bridge taking approximately 55 minutes. There are also road connections to London either via the A3 at Guildford or the M23 at Pease Pottage leading to the M25.

There are many sporting facilities in the area including polo at Cowdray Park, golf at Horsham and racing at Goodwood. The general area offers delightful countryside and is ideal for walking and riding.

There are a number of excellent schools in the area including Cottesmore, Farlington, Christ's Hospital, Pennthorpe, Tanbridge House and Millais.

The Property

Bodimans is approached via its own long charming private driveway flanked by fields on either side, affording the property excellent privacy and seclusion.

This delightfully presented four bedroom Grade II Listed character house is set in mature grounds with a detached double garage, with store room above and adjoining workshop. The original house dates back, we believe, to the 16th Century and offers a wealth of character features throughout typical of the age, such as exposed timber beams and inglenook fireplace with hood. The property has been sympathetically refitted by the current owners, in keeping with its age and heritage.

The property is entered via a charming oak framed vestibule opening into the warm and welcoming entrance hall, which in turn gives access to the large sitting room with feature inglenook fireplace. The ground floor also provides a commendable guest bedroom with shower room adjacent, snug, timber framed conservatory/dining room, modern kitchen/breakfast room and study.

To the first floor are two bedrooms, spacious landing with study recess and principal bathroom. One of the bedrooms is currently equipped as a beautifully appointed dressing room but could be converted back to a formal bedroom subject to requirement.

To the second floor is a further large bedroom with en suite facilities and vaulted ceiling.





Gardens and Grounds

An five-bar-gate offers a secure entrance to the main property and leads to an area of parking and detached double garage with store room above and adjoining workshop with separate access. To the right of the garage is an established greenhouse.

The grounds are superb, tended to beautifully by the current owners and have an abundance of mature flowers and shrubs, together with a picturesque natural pond. There is a large Horsham stone terrace to the south side of the cottage enjoying views across the wonderful grounds which is ideal for al fresco entertaining. The garden is of a manageable size and could present the perfect downsize.

Services

Oil fired central heating, private drainage and mains electricity and water.

Local Authority

Horsham District Council.
Telephone 01403 215100.

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Directions

From Horsham head south on the Worthing Road, just after the Boars Head, turn right onto Tower Hill, continue for 200yards and follow the road round to the left which turns into Two Mile Ash Road, proceed for just over a mile and Bodimans will be located on your left entering its private drive.

Viewings

Strictly by appointment with the selling agent.

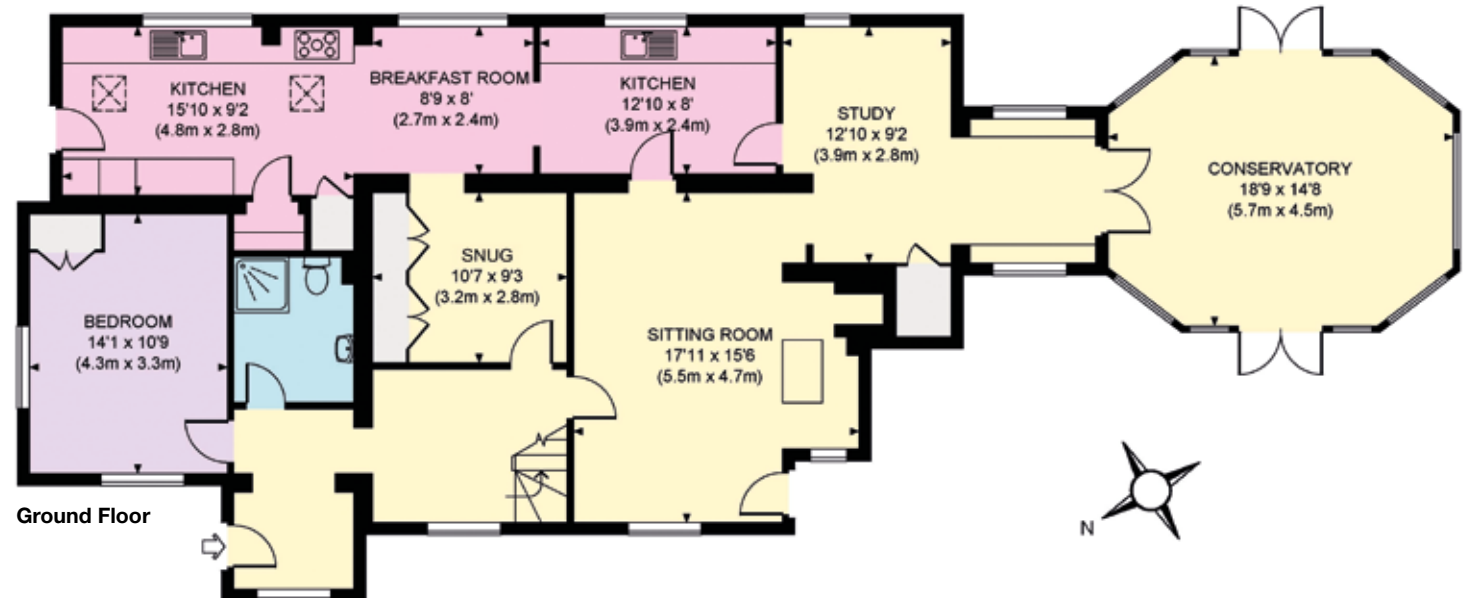
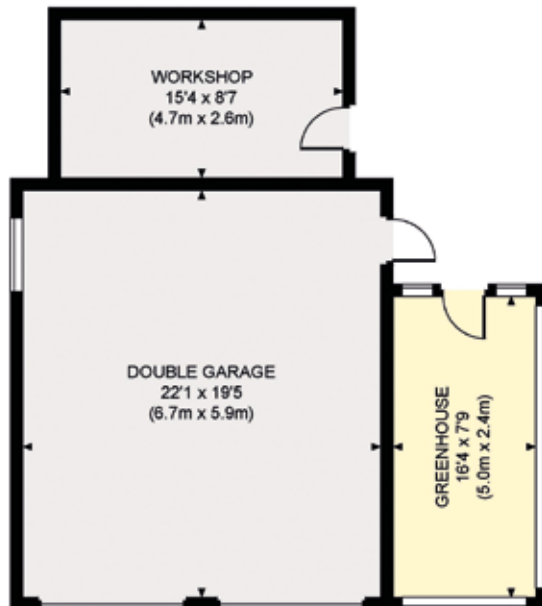
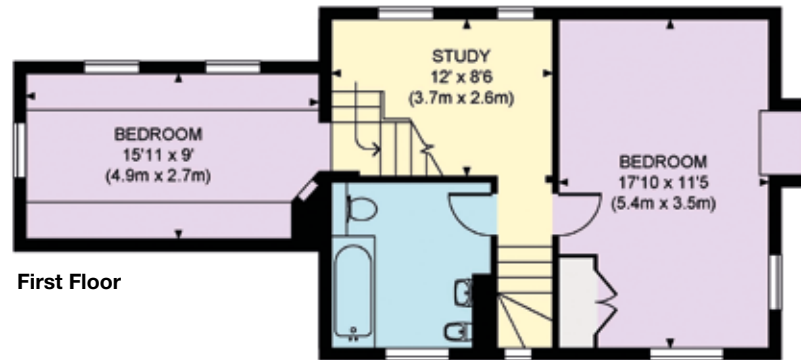
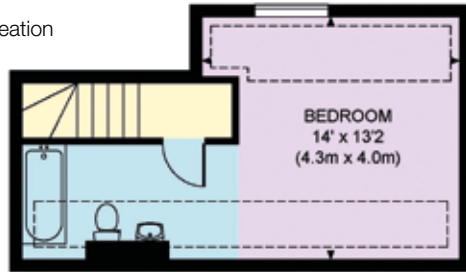


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

Approximate Gross Internal Floor Area

Main House: 2400 sq ft / 223.0 sq m

Outbuildings: 710 sq ft / 66.0 sq m



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.

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