



**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947

Bishops Lodge





# Bishops Lodge

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Church Road • Worth • West Sussex • RH10 7RT

*A rare opportunity to purchase a purpose built Georgian style rectory dating back to the 1930's set within a plot of approximately 4.75 acres, located within the sought after location of Worth Conservation Area. This grand 6 bedroom property offers a beautiful detached family home with high ceilings, sash windows and open fireplaces. The property is in need of some updating however it offers a fantastic opportunity to create a once in a life time family home. Within the grounds there is also a detached 2 bedroom cottage with private walled garden which is offered with the sale of the house.*

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## *the house in more detail...*

On entering the main house you are greeted with an entrance porch leading through to a large entrance hallway with original grand wooden staircase leading to the first floor galleried landing. The downstairs accommodation comprises of four large reception rooms, a fitted kitchen/breakfast room, a utility/plant room and a downstairs cloakroom. The large living room offers a fantastic formal reception room with French doors leading to the rear patio and a feature open fireplace with marble surround and fitted log burner. The light and airy family room offers uninterrupted views of the garden with 3 individual floor to ceiling sash windows and the dining room is located close to the kitchen and offers French door access to the garden. The final reception room is currently being used as a kitchen for the office extension however offers the possibility to be used as a study/ reception room for the main house with views to the front and a feature open fireplace with wooden surround. The kitchen/ breakfast room overlooks the front and side of the house with large sash windows and is fitted with a range of cream shaker style wall and base units with roll top work surfaces and an insert double ceramic butler style sink. Integrated appliances include double electric oven and electric hob with cooker hood over. The kitchen offers ample space for a table and chairs and plumbing for a dishwasher and American fridge/freezer. Leading off from the kitchen is the utility/plant room fitted with a sink, space and plumbing for a washing machine and tumble dryer and houses the 2 modern Worcester boilers and heating system. On the first floor landing there is a large master bedroom with views over the grounds, a guest room with en-suite bathroom, 4 further good sized bedrooms and a shower room. Two of the bedrooms are fitted with sinks in the rooms. From the first floor landing there is a second staircase leading up to 2 attic rooms, a fitted bathroom and a large storage room. Leading off from the main house is a single storey office extension added in 1997. The office extension offers the versatility to be converted in to an annexe (STPP) or a home office; it is accessed via its own personal front door and French doors to the rear garden. Within the extension the space has been separated into 3 rooms and 2 bathrooms, there is also a fitted burglar alarm and fire alarm system.

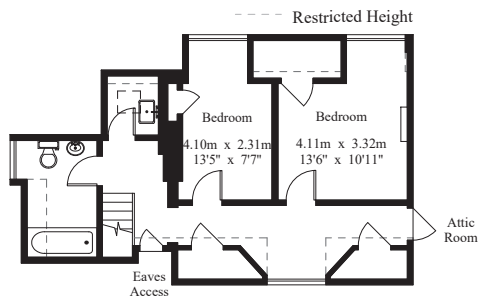




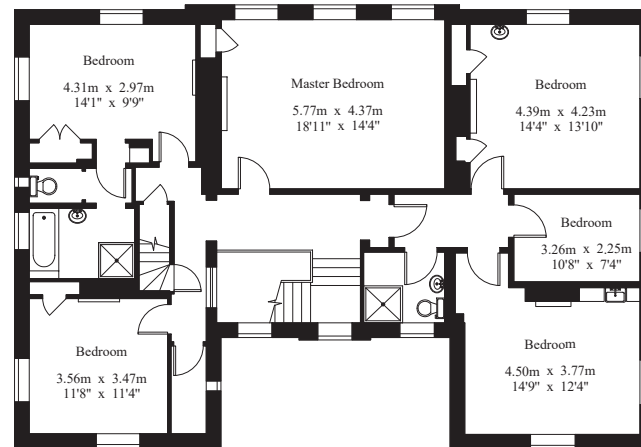




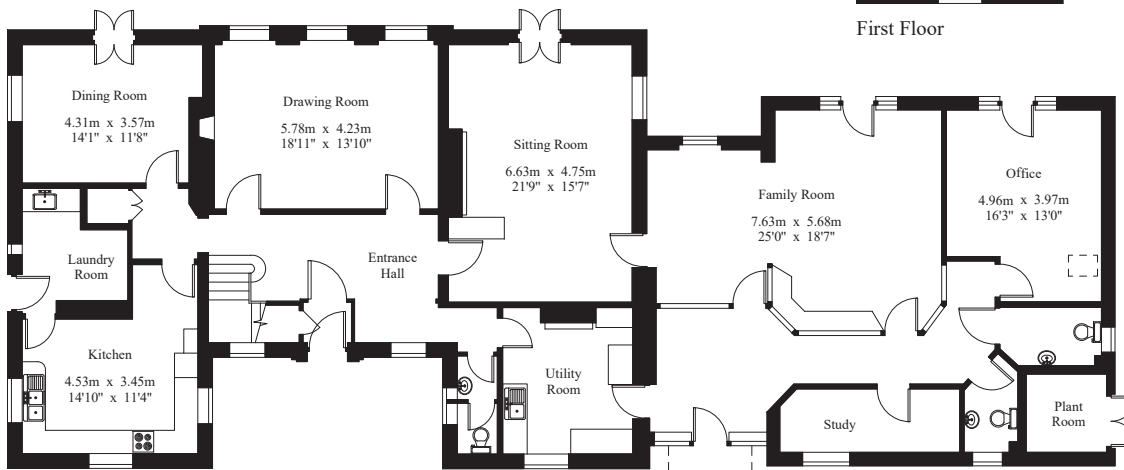
# the floorplan...



Gross Internal Area : 449.5 sq.m (4838 sq.ft.)



First Floor

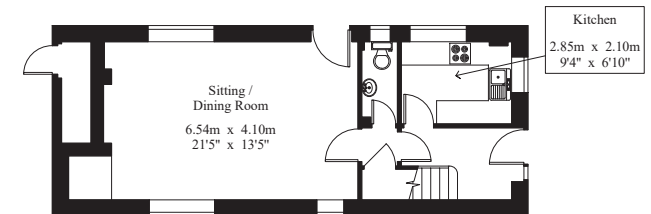


Ground Floor

Gross Internal Area : 99.4 sq.m (1069 sq.ft.)



First Floor



Ground Floor

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## *outside...*

Within the grounds of the Lodge there is a 2 bedroom detached cottage with parking for 2 cars and a private walled garden. The cottage comprises of entrance hallway, kitchen, cloakroom and large living/dining room on the ground floor. On the first floor there are 2 double bedrooms, a bathroom room and separate WC.

On approaching the property there is a large sweeping driveway leading down to the main entrance of the house with parking for several cars and a double detached garage. The extensive formal grounds of the property are mainly laid to lawn with a raised patio area abutting the rear of the house. The plot is surrounded by mature woodlands creating a high level of seclusion to the plot.





## *the location...*

The Worth Conservation Area is located on the eastern side of Crawley town centre with its public footpath and bridleways linking with neighbouring districts and a short walk to the local shopping parade with its convenience store, hairdresser and Post Office. Crawley town centre, with its excellent selection of shops, restaurants, recreation facilities, schools and railway station, is approximately two miles and Gatwick Airport and Junction 10A of the M23 are also within easy reach. Three Bridges mainline railway station with fast and frequent services to London (approx. 35 minutes) and Brighton (approx 30 minutes) is a short drive.

## *the history...*

The Former Rectory dates back to the 1330's, it was the Bishop of Horsham's residence from the 1660s and became the Bishops of Europe's home in 1994. The property incorporates a separate 2 bedroom detached cottage originally a barn and a single storey office extension that was added in 1997. Bishops Lodge is located next to St Nicholas' Church. This historic building is the 4th oldest church in the country and has been a place of Christian worship and devotion for well over 1000 years.

The sale of this property is subject to the Charities Act Regulations.



*more details from Mansell McTaggart...*

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