

Littleworth Lane

Horsham

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About the property

Idyllically located within stunning Sussex countryside, Grinstead House Farm estate offers an exceptional Victorian Manor house set within 14.5 acres of breathtaking landscapes, found between the picturesque villages of Partridge Green and Cowfold. The elegant six bedroom house is complimented by a large pool house, separate three bedroom cottage, extensive Equestrian facilities including stable blocks and barn and far reaching woodland and country grounds with outstanding views towards the South Downs. A rural retreat well connected with easy access to the M23 and main rail services to London.

The main house welcomes you with a grand entrance hall leading to an elegant formal reception room, complete with a traditional open fireplace. South-facing French windows open onto the terrace and lush lawns, bringing natural light into this beautiful space. Two additional south-facing reception rooms and a study complement the grand hall, leading to a spacious open-plan kitchen and breakfast room. With a range cooker, additional hob, and large central island, the kitchen is the heart of this home, providing a perfect gathering space for family and friends. French doors open onto an idyllic verandah, offering a tranquil spot to enjoy morning sunshine and garden views.

Upstairs, the grand staircase leads to six generously sized bedrooms, four of which enjoy views over the grounds and Sussex Downs. Four bathrooms compliment the well spaced out accomodation that all runs off a grand central landing. The seperate cottage adds further appeal with its own kitchen, utility room, and three bedrooms, including one en-suite. The dual-aspect reception room and family bathroom provide additional living space, ideal for guests or extended family.

Outbuildings abound, including a 33m barn and stables, perfect for equestrian pursuits or other activities, while the extensive grounds offer beautiful woodlands and peaceful gardens, creating an idyllic country retreat.

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£3,500,000



9

BEDROOM

5

RECEPTION

6

BATHROOM







What the owner says

'A stunning, South facing, family home surrounded by beautiful countryside, a haven of tranquility. A home surrounded by nature with priceless views that vary with the seasons.

The kitchen and breakfast room serve as the hub of the home with space for all manner of family life. The Aga is a joy to cook on whilst adding a cosy warmth and ambiance in the winter months. The French doors onto the verandah have been a lovely connection with the gardens and pond beyond. Nothing nicer than starting the day with a coffee in the morning sun, taking in the breath taking views.

Full of homely comforts alongside elegant, period grandeur, the house and grounds serve as a perfect backdrop for many memorable social occasions. Opening the pool house doors with views towards the South Downs has been a particular favourite, a great spot to take in the evening sun.

The mature woodlands take on an enchanting appearance during Spring when an abundance of Bluebells create a beautiful woodland carpet. The expansive grounds are also a retreat for animals and nature, we often seen wild deer roaming freely.

The separate cottage annexe was perfect for hosting friends and noisy teenagers.

Grinstead House Farm is the ideal family home for a relaxing and peaceful life.



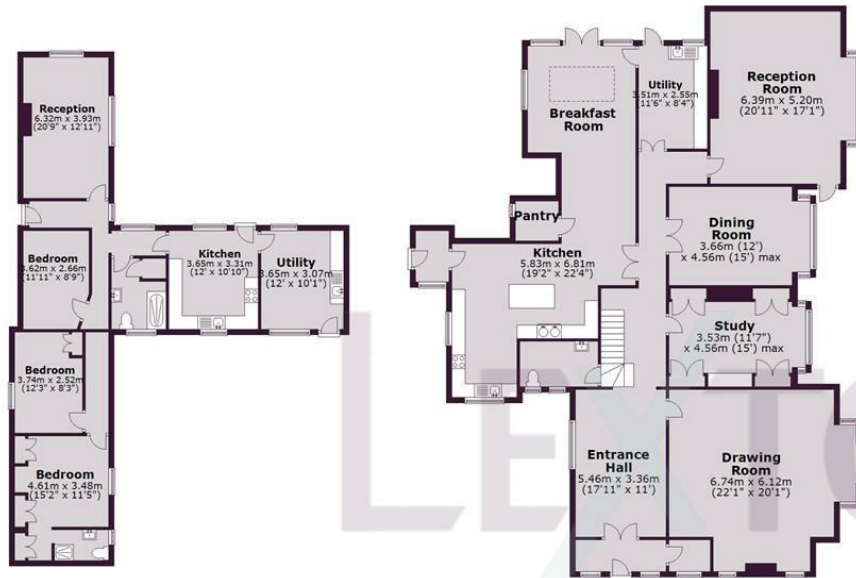
SCAN HERE TO OFFER ON THIS PROPERTY





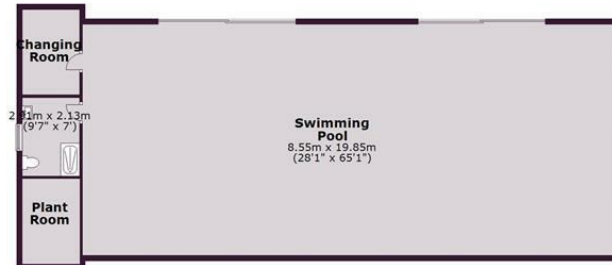
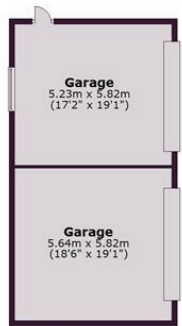
Ground Floor

Approx. 572.9 sq. metres (6166.9 sq. feet)



First Floor

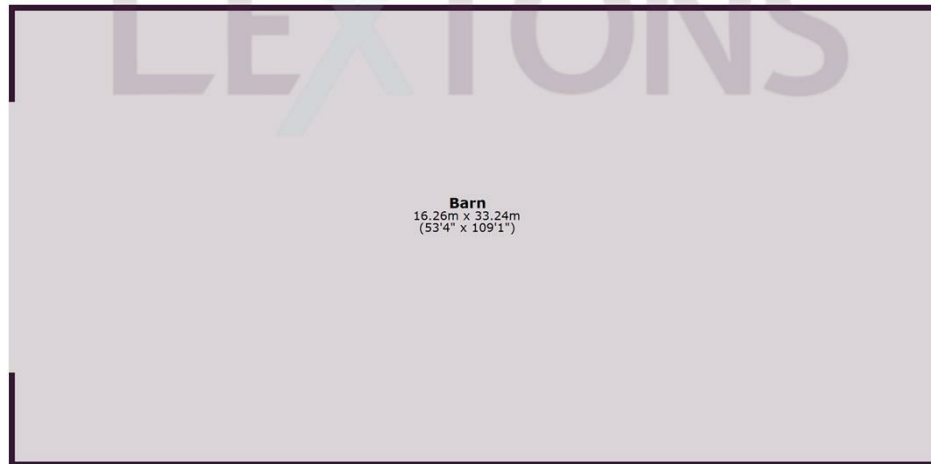
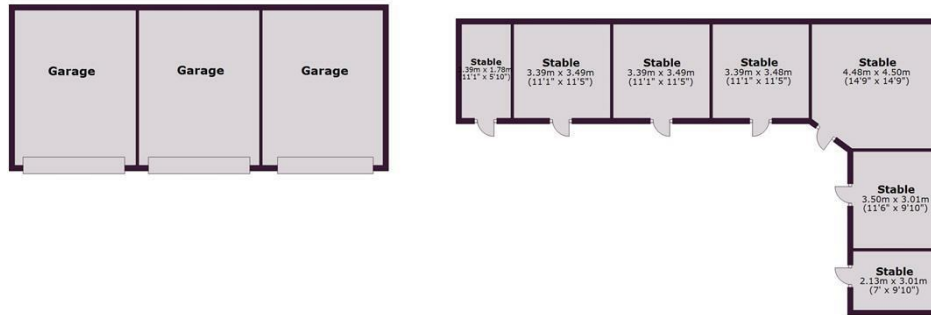
Approx. 169.8 sq. metres (1827.2 sq. feet)



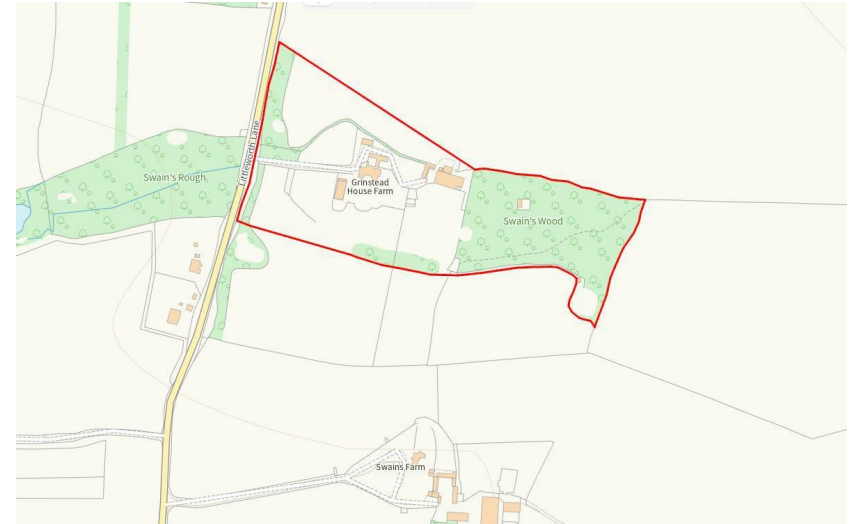
Total area: approx. 742.7 sq. metres (7994.1 sq. feet)

Ground Floor

Approx. 694.5 sq. metres (7475.3 sq. feet)



Total area: approx. 694.5 sq. metres (7475.3 sq. feet)



Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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