



**Easteds Lane , Southwater, Horsham, West Sussex, RH13 9DP.**  
Guide Price £1,100,000 Freehold

  
**MARTIN & CO**



- Grade II Listed Property
- Four Bedroom Detached
- Former Medieval Hall Home
- Inglenook Fireplace
- Large Garden approx. Half an Acre
- Open Bay Garage
- Many Period Features
- Further Potential Subject to Planning
- EPC D
- All Mains Services Connected
- High Ceilings



The original house is believed to have been built c1349 and extended c1772. Retaining many of its period features, including a gorgeous inglenook fireplace, crownpost roof truss, many glorious, exposed timbers and doors, the whole home enjoying an historic tranquillity.

We believe this house is a medieval hall house, originally a timber frame on a stone base, now with brick infill, weatherboarding and tile hanging, under a Horsham Stone and tile roof.

Most of the principal rooms enjoy a southerly aspect and there are some distant views from the first-floor windows towards the wooded Sussex countryside beyond.

This beautiful home is approached from a driveway at the front of the property, which also gives access to the eastern boundary of the grounds, giving further potential opportunity, subject to planning.





## History

The property has been described by Nairn and Pevsner in "The Building of Sussex" as a delightful mixture of sixteenth century brick and half timber farm, given a weatherboarded front probably c1800.

Dr Annabel Hughes, who is known for her study of local vernacular buildings, mentions that Easteds was probably the manor house of Nutham, which was an outlier of Applesham, in Coombes, near Shoreham.

It extended to approximately 150 acres when it was first mentioned in 1349, when it was held by William Bonnet. Dr Hughes mentions that the property is a four bay hall house, two bays of which were an open hall; at the beginning of the seventeenth century the chimney was butted against the outside of the hall bays and the hall floored over.

The outshot, which now comprises the kitchen, was then added. The main sitting room we believe is the

original hall, which enjoys a beautiful inglenook fireplace, and charming beams adorn the whole room.

## Accommodation

One of the main features of the home, which are rare to find, are the good ceiling heights throughout. Over the years the use of some of the rooms may have changed, the benefit being the flexibility of accommodation, offering the blend of period charm alongside contemporary living.

Currently the accommodation comprises a main sitting room with separate dining room, with two further rooms off the sitting room, one being a study and the other having flexible use.

The kitchen / breakfast room is at the rear of the property, walking through into the utility area and useful shower room with WC.

Moving to the first floor, the landing has magnificent,

exposed timbers, with the main bedroom of particular note with brick chimney breast, exposed roof truss and timbers, this room leading through to bedroom two. There are two further bedrooms and a separate family bathroom.

## Outside

Outside, off the main driveway at the front, there is an open fronted timber framed garage with tiled roof and adjoining wood shed.

On the western side of the building, within the stone base, there is a restricted headroom cellar.

The farmhouse sits within pleasant gardens of just under half an acre, mainly lawn, with mature trees, shrubs and flower borders.

There are Horsham Stone paths, brick, and tile outhouse and although the current listing on the property covers the curtilage, one could consider





further planning, subject to the correct permissions and consents.

All main services connected.

Southwater is a thriving village on the outskirts of Horsham and offers a new village centre providing a range of shopping facilities that include a supermarket, library and veterinary practice as well as a café, restaurant and village pub.

Southwater Country Park has 70 acres of lakes and paths close to the village centre. The Park contains a skate park, children's adventure playground and Southwater Water Sports Centre with facilities for sailing and canoeing.

There is direct access to the Downs Link footpath/cycleway from the Park. The beautiful Christ's Hospital School is nearby which houses the Bluecoat Sports Health and Fitness Centre. The village also has infant and junior schools, health centre and picturesque country park with lake and paths.

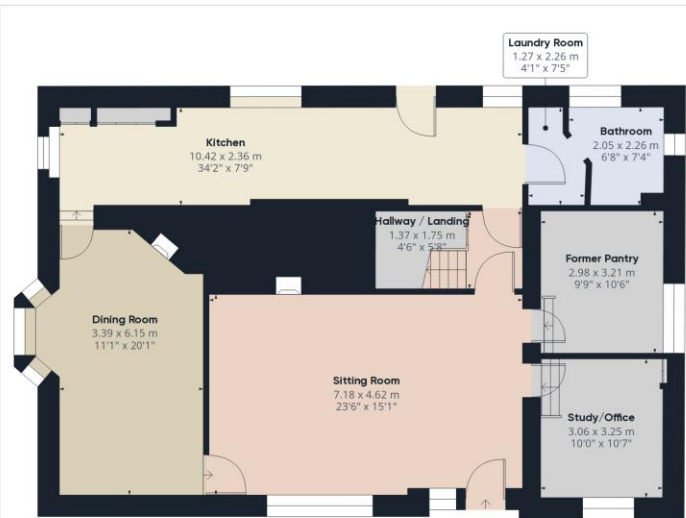
Southwater is close to the A24 which leads to the M23 and M25 with easy access to London and the South Coast. For those needing to commute, the nearby town of Horsham has a mainline station that has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes).



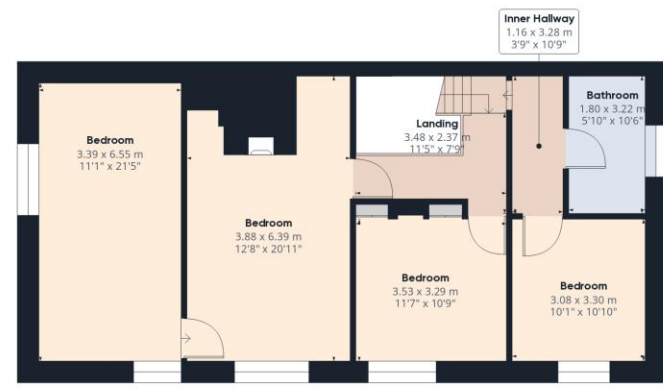








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>m</sup>  
219.06 m<sup>2</sup>  
2357.98 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ  
T: 01403 248222 • E: horsham@martinco.com

# 01403 248222

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

