



Newlands | Two Mile Ash | Horsham | West Sussex | RH13 0LA

 **FOWLERS**
ESTATE AGENTS



Newlands

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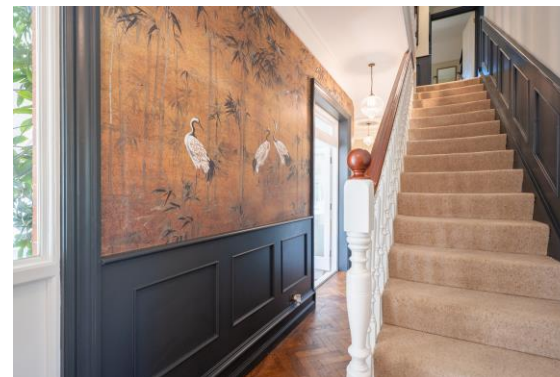
A fine late Victorian house, believed to date from 1897 and situated in a beautiful rural location about 2 miles to the south west of Horsham town centre. Benefitting from no immediate neighbours and grounds approaching 1.2 acres, the location is a superb mix of countryside, views, plus excellent accessibility to Horsham town and the nearby Christs Hospital mainline train station. The bright, elegant accommodation has generous ceiling heights to the reception rooms and has been extensively refurbished. To the front is a sweeping 'in and out' drive leading to the detached triple garage.

- PORCH
- RECEPTION HALL
- DRAWING ROOM
- DINING ROOM
- CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- CLOAKROOM
- 5 BEDROOMS
- 3 BATH/SHOWER ROOMS
- LARGE TRIPLE GARAGE
- WEST FACING SECLUDED GARDENS

- APPROXIMATELY 1.2 ACRES
- COUNTRYSIDE VIEWS

AN ELEGANT FAMILY HOME IN
DELIGHTFUL SETTING.





Newlands is fine late Victorian family house, believed to date from 1897, with attractive elevations and benefits from no immediate neighbours. The bright elegant accommodation has 9/10 foot ceilings to all principal rooms and has been extensively refurbished, doubled glazed and is beautifully presented throughout.

A deep porch opens onto the reception hall from which the magnificent drawing room and dining room open. Both rooms have Chesney's log burners, moulded cornicing and deep skirtings. The impressive Marston and Langer conservatory has an insulated and tiled roof and Victorian influenced floor tiling and heating grills; In all creating an excellent suite of reception rooms for entertaining.

The kitchen/breakfast room is exceptionally well fitted with a comprehensive range of units and appliances and enjoys rural views over the adjoining farmland. The beautiful shallow tread staircase leads to an impressive galleried landing with an outlook over the garden. The spacious 5 bedrooms are all decorated individually with a relaxing palette, 2 with ensuite shower rooms, and a family bath/shower room with quality fittings.

There is ample scope, subject to planning consent, to extend the property

Outside

From the lane the impressive entrance is by a sweeping 'in and out' light coloured gravel drive that leads you to the front of the property with an area of formal garden having three magnolia trees. The drive extends to one side of the house to a large parking area and provides access to the impressive, detached triple garage with potting and store sheds behind.

The gardens are a truly delightful feature with a substantial lawn, bordered and interspersed with numerous specimen trees, shrubs and herbaceous beds. Stone paths and terraces extend

out from the house and overlook the gardens and surrounding countryside. There is also a natural pond and tractor shed with power and light. The kitchen garden with raised beds, is hidden behind yew hedging.

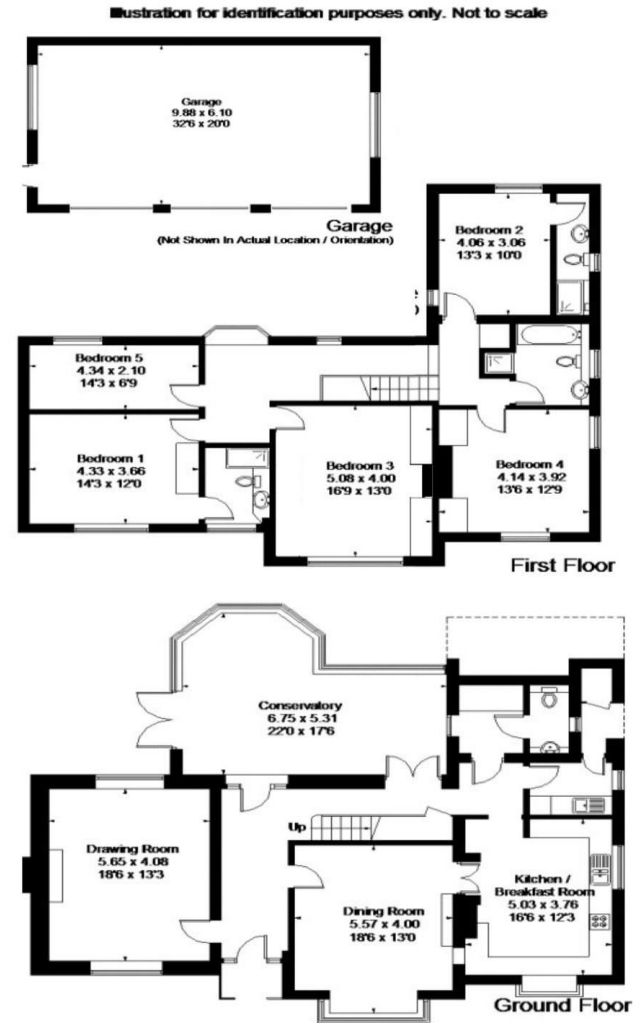
In all the gardens extend to about 1.2 acres.

Situation

Newlands is situated in a beautiful rural location about 2 miles to the south west of Horsham town centre which provides a comprehensive selection of shops, leisure and recreational facilities. The rail network is on hand with Christ's hospital main line station offering a service to Gatwick, London Victoria and beyond. There is an excellent selection of schools in the area including the nearby Christ's Hospital School. Recreational facilities in the area include golf at Slinfold, Rookwood Park Horsham Golf and Fitness Club and the West Sussex Golf Club at Pulborough; show jumping at Hickstead, polo at Cowdray Park and over the surrounding countryside there are many miles of beautiful walks and rides. The property is ideally situated for a purchaser requiring a rural setting yet within easy reach of excellent facilities and communications.

EPC RATING= E.

COUNCIL TAX BAND= H.



*"We'll make you
feel at home..."*



Managing Director:
Marcel Hoad

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Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

- Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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