



Platts Green House | Worthing Road | Dial Post, Nr. Horsham | West Sussex | RH13 8NS

**H.J. BURT**  
Chartered Surveyors : Estate Agents



- A substantial family home built in the 1930's in the Arts & Crafts style with land and outbuildings all in need of overall refurbishment. Freehold. Council Tax Bands 'H' & 'A'. EPC 'E'.
- With extensive accommodation of character spread over 3 floors, together with adjacent annexe. Overall c. 6,767sqft (629sqm).
- Reception hall, cloakroom, study, 3 reception rooms, kitchen/breakfast room & utility. Principal bedroom suite, 5 further bedrooms & 2 bathrooms to the 1st floor. 3 bedrooms & bathroom to the 2nd floor.
- Annexe with living room/kitchen, bathroom & first floor bedroom.
- Garden stores, gardens incl. disused swimming pool & former tennis court area. 8-box stable yard. Adjacent paddock & additional land.
- Extending overall to approximately 12.28 acres (4.97 Ha).
- Ashington c. 2.5 miles; Storrington c. 6.5 miles; Horsham c. 8.5 miles; Gatwick Airport c. 24.5 miles.

## Description

Platts Green House (also formerly known as Hydehurst Farm) comprises a substantial detached family home including three reception rooms, nine bedrooms and four bath/shower rooms spread over three floors plus a one-bedroom annexe. Understood to have been built in the 1930's in the Arts & Crafts style, the house offers features reminiscent of the period of design and externally includes leaded light windows to part within oak mullions, a mixture of painted rendered elevations with part exposed timber framing, small areas of tile hanging under a clay tiled, pitched and part hipped roof with substantial brick chimney stacks. The property now offers the opportunity for refurbishment and repair to potentially create an impressive family house with extensive accommodation and combined with renovation of the mature grounds including potential reinstatement of the tennis court and swimming pool and enhancements of the nearby paddock and land. There is a high earth bund/bank and tree planting to the boundary with the A24 (planning consent ref. WG/34/97).

The Southern part of the land has been subject to the depositing of waste material and for which an **Enforcement Enquiry (ref EN/19/0300)** was raised by Horsham District Council in 2019 for unauthorised operational development and engineering operations, plus level changes. There is an 'Investigation Complete' note on the file status.



An **Intrusive Site Investigation** report dated 28<sup>th</sup> July 2024 by Oakshire Environmental following their site visit on 13<sup>th</sup> July 2024 is available from the Agents and which results show a low to moderate risk from materials deposited on site.

## Location

The property occupies an accessible rural location to the West of the A24/Worthing Road and with further residential and equestrian properties lying to the South, West and North. The A24 bypasses the small village of Dial Post to the North including its award-winning Crown Inn pub/restaurant. Local shopping facilities can be found at Ashington (approx. 2.5 miles) and at Partridge Green (approx. 5 miles) and then with a wider range of facilities at Storrington (c. 6.5 miles) or Steyning (c. 7 miles). The old market town of Horsham (c. 8.5 miles) to the North provides an extensive range of shopping and recreational facilities as well as mainline railway services to London (Victoria/London Bridge).

To the South, the A24 provides dual carriageway access to the South coast at Worthing (approx. 11.5 miles) and thence to the A27/M27. To the North via connections with the A23/M23, Gatwick Airport is c. 24.5 miles and thence leading to the M25 and the national motorway network. Ashington, Ashurst and Shipley have their own local primary schools. There are many noteworthy independent and state schools in the area including Windlesham House, Dorset House and Cottesmore preparatory schools, the Weald School in Billingshurst, Collyers in Horsham and Steyning Grammar, as well as Christ's Hospital, Cranleigh, Hurstpierpoint, Lancing College and Brighton College.

**Sporting & Recreation** facilities in the area include golf at Horsham, Pulborough & Mannings Heath; racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield; .....









..... polo at Knepp Castle and Cowdray Park; sailing at Chichester, Shoreham-by-Sea & Brighton Marina; theatre at Horsham, Brighton & Chichester; equestrian events at Homelands Equestrian, Partridge Green, at Sands Farm, Warnham, at Hascombe Farm, Henfield, at Coombelands, Pulborough, at Hickstead and at Pyecombe.

## Information

Property Ref: HJB02885. Photos & particulars prepared: July 2024 (Ref RBA).

Services: Mains water and electricity are understood to be connected. Drainage is to a private system (understood to be shared). Heating is by means of an oil-fired boiler with radiators to the principal house. **No services have been tested as working.**

Local Authorities: Horsham District Council, Park House, North Street, Horsham: 01403 215100 and West Sussex County Council, County Hall, Chichester: 01243 777100.

Easements, Footpaths & Rights of Way: The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not. Council Tax Band: 'H' and 'A' (the annexe).

## Directions

what3words//guards.billiard.beef (start of the entrance drive just off A24).

Heading North on the A24 towards Horsham and North of Ashington and South of Dial Post, as the road reaches a speed restriction and having past the two speed-camera signs, take the private drive on the left leading to Platts Green House and neighbouring properties. This turning is opposite the crossing in the central reservation and before the main highway sign and the left hand turning to Dial Post village and the right turn to Old Barn Nursery.

## Viewing & Health & Safety

All parties viewing are requested to ensure that all the shut gates are kept shut and gateways are not blocked. We ask you to be as vigilant as possible when making your inspection for your own personal safety and including around open areas of water and the disused swimming pool.

**All Viewings strictly by appointment with:**

### H.J. BURT Steyning

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**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.







Platts Green House,  
Dial Post, West Sussex



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50 m  
Scale 1:2500 (at A4)





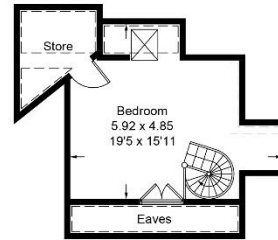
# RH13

Approximate Gross Internal Area = 628.7 sq m / 6767 sq ft  
 Stables = 105.4 sq m / 1134 sq ft  
 Total = 734.1 sq m / 7901 sq ft

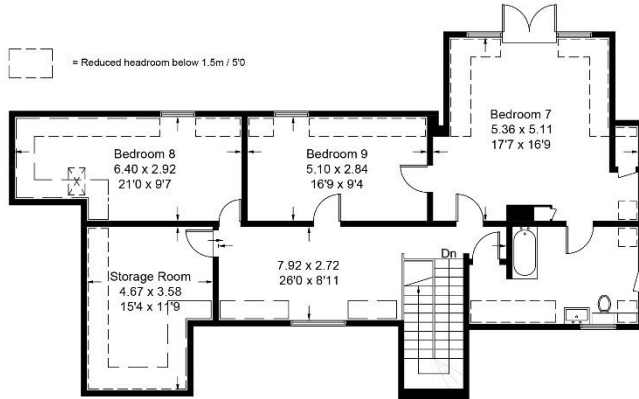


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

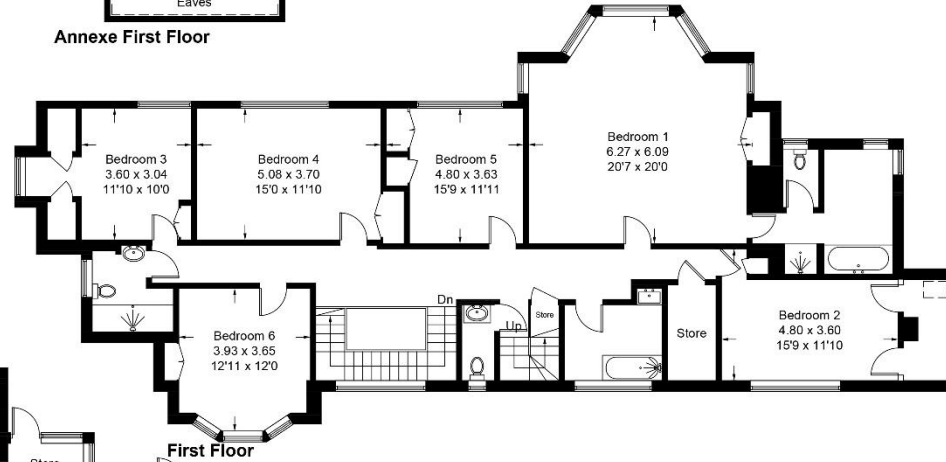
= Reduced headroom below 1.5m / 5'0"



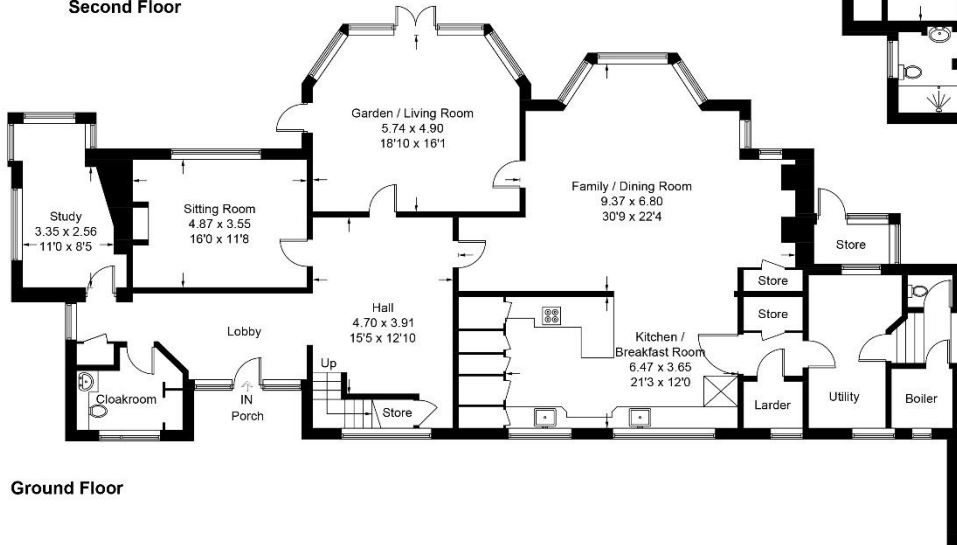
Annexe First Floor



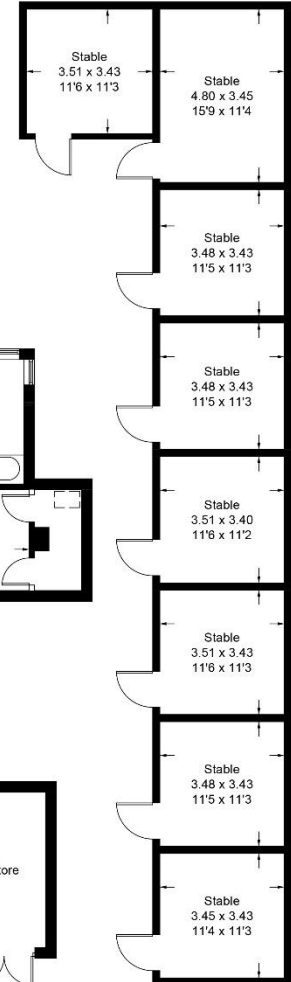
Second Floor



First Floor



Ground Floor



Outbuildings

(Not Shown In Actual Location / Orientation)

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1105356)



**H.J. BURT**  
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