



Reynolds | Coolham, Nr. Horsham | West Sussex | RH13 8GP

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







- A handsome and beautifully presented country house occupying a very good rural location with adjoining pasture land & outbuildings including oak-framed barn. Freehold. Council Tax 'G'. EPC 'D'.
- Affording reception hall, dining room, drawing room, snug, study, super family kitchen/breakfast room, utility room & cloakroom.
- To the first floor: principal ensuite bedroom, guest bedroom & bathroom, three further bedrooms & third bathroom.
- Attractive gardens overlooking adjoining land & with swimming pool, tennis court, private drive to garaging/workshops.
- Detached oak-framed barn with great potential for alternative uses (subject to any necessary consents).
- Level pasture land creating lovely outlook for the house & beyond to adjoining countryside & the South Downs in the distance from parts.
- Extending overall to approximately 20 acres (8.09 Ha).
- Within 4.5 miles of Christ's Hospital mainline station, Storrington c. 7 miles, Horsham c. 9.5 miles, Gatwick c. 24.5 miles.

## Description

Reynolds is a beautifully presented and spacious period country house believed to originally date from the 18th Century with later additions and alterations and benefitting from period and character features, but not being Grade II Listed. The house affords excellent family accommodation spread over two floors with a number of windows to allow plenty of light to filter through the house and to enjoy the fine outlook over the property's well maintained pasture land stretching to the South, East and North and thence over adjoining countryside to the South Downs in the distance from parts. Externally the traditional elevations include part painted brickwork with decorative clay tile hanging and leaded light windows and thence under twin pitched clay tiled roofs.

The house provides **spacious and comfortable family living as well as being ideally suited to entertaining** with **super family kitchen/dining room** at the back of the house overlooking the garden and land including French doors to the terrace. Fitted with a comprehensive range of solid oak units, the kitchen includes a central block with adjacent oil-fired Aga and separate electric oven, hob and microwave, adjacent twin Belfast sink

and points under worktops for appliances with extensive fitted cupboards and drawers, terracotta floor tiling also to the **spacious dining area** and with useful larder off and thence connecting doors to the reception rooms. These include the **atmospheric dining room** with fireplace and part exposed timbers and opening up to the **reception hall** with stone flagged floor and staircase to first floor. Light oak doors lead through to the fine **double aspect drawing room being South and West facing** with part exposed timbers, fitted drinks/stereo sound cupboard and inglenook fireplace with wood burning stove. The delightful **South facing snug sitting room** leads from the kitchen/dining room and includes exposed oak timbers and floor, fireplace with stone surround and wood burning stove and thence with pair of doors into the **triple aspect study overlooking the garden and land** and with part vaulted ceiling and French doors to the garden.

To the first-floor, landing with fitted bookshelves to one end and linen cupboard to the other end roof access hatch point. **Principal bedroom suite** being of a generous size and facing East with **fine outlook over the garden and land**, fitted wardrobes, secondary loft hatch point to section of boarded loft and door to **en-suite bathroom** with bath with hair shower mixer attachment, w.c. and fitted range of cupboards with basin within. The **South facing guest bedroom** also includes a **good view of the land** and fitted wardrobes, feature fireplace and with adjacent **generous size bathroom two** being double aspect with bath, separate shower cubicle, basin and fitted cupboards and w.c. There are **three further double bedrooms**, all with fitted wardrobes and a **third bathroom**.

Outside, the property is approached from the lane by its own **electric gated private entrance drive** with spur off to the land and hardened track to the oak-framed barn and with the gravel drive thence continuing to the North side of the house to offer a good size parking and turning area. Adjacent brick and tile **three-bay carport including two open bays with side log store and one enclosed workshop bay with further workshop** to the end and also including pool plant and boiler, plus oil tank.

The **attractive garden surrounds the house with open vista to the East over the adjoining pasture land** with **pond** to one side and mature beech hedging which also divides the **swimming pool area** with tiled heated pool and with adjacent **oak-framed pool house**. Paths then link through to the hard **tennis court** behind the garaging and with raised **kitchen garden beds** in between.



















To the North-East side is the fine oak-framed, weatherboarded and clay tiled roofed **barn providing adaptable storage and flexible ancillary uses** to the property with concrete floor, side and end doors, power and water connections and with wood burning stove to one end.

The **attractive adjoining level pasture land** provides a fine setting and outlook for the house and beyond over adjoining countryside and being carefully managed including mown paths and specimen oaks and other broadleaves including areas of younger tree planting around. To the East side is a pretty **wildlife pond** interlinking to a **meandering brook** to the Eastern boundary. The land has been a great base for the family's **quiet enjoyment and recreation and similarly offers good scope for equestrian enthusiasts** for grazing and creation of their own stables and other facilities, subject to all necessary consents. **The property as whole extends overall to approximately 20 acres (8.09 Ha).**

### Location

The property occupies an attractive and accessible rural location convenient for access by car to Christ's Hospital school, station and gym to the North (within 4.5 miles) and also Billingshurst (c. 4 miles) to the West which includes a good range of shops as well as mainline railway station. Similar facilities can be found at Pulborough, c. 10 miles, and with Storrington being c. 7 miles. The popular old market town Horsham with its comprehensive range of shops and other facilities as well as mainline station and range of schools is within 9.5 miles, whilst the coast at Worthing is circa 15 miles or the cosmopolitan city of Brighton circa 23.5 miles to the South-East and with Chichester being a similar distance to the South-West. Gatwick airport is within 24.5 miles and Guildford circa 22.5 miles.

There are a good range of both private and state schools for all age groups in the locality including William Penn primary school at Coolham to the South. There are a variety of country walks in the area and with public bridleways accessible from connections from the lane.

### Sporting and Recreation

Sports enthusiasts can enjoy golf at the West Sussex Golf Club at Pulborough, also at Mannings Heath & Horsham; horse racing at Goodwood, Brighton, Plumpton & Fontwell; equestrian events at Pulborough, Hickstead, Pyecombe, Warnham and Hascombe Farm at Henfield; sailing at Chichester; opera at Glyndebourne.















## Information

Property Reference: HJB02732.

Photos & particulars prepared: January 2024, August 2024 & Nov 2024 & revised April 2025 (ref RBA).

Services: Mains water and electricity. Oil-fired central heating with separate boilers to the house and swimming pool. Private upgraded drainage system.

HM Land Registry title numbers WSX145545 and WSX207392.

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. A public footpath crosses the Southern part of the land.

Local Authority: Horsham District Council. Council Tax Band: 'G'.

Directions: what3words:///last.bearable.crumb

## Viewing

An internal inspection is strictly by appointment with:

**H.J. BURT Steyning**

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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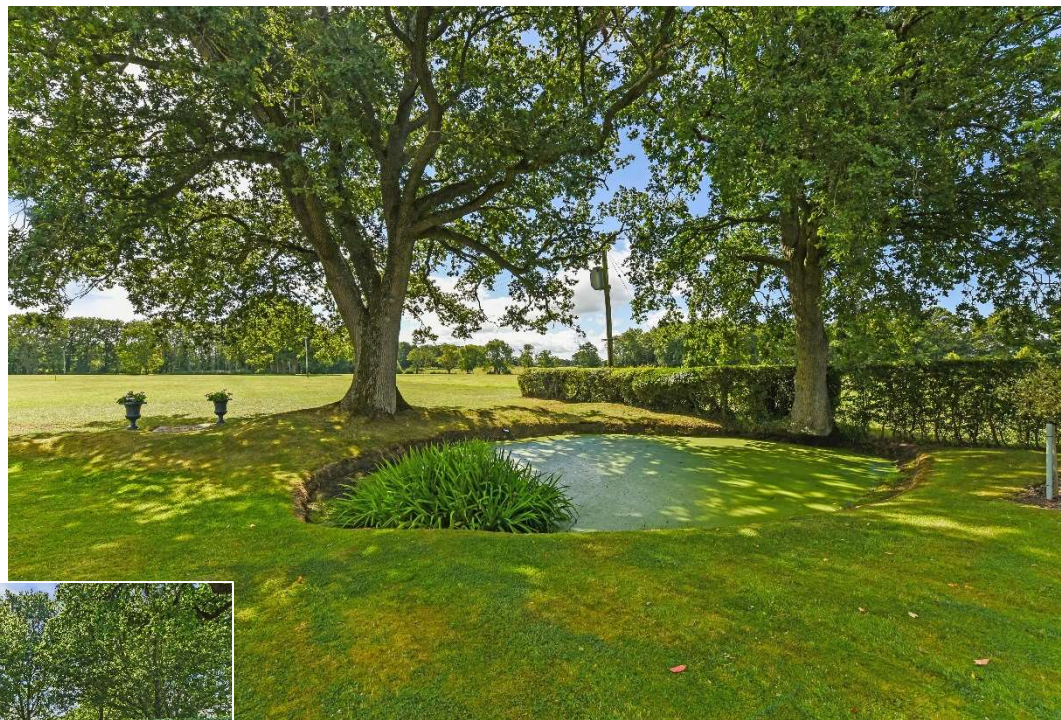
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

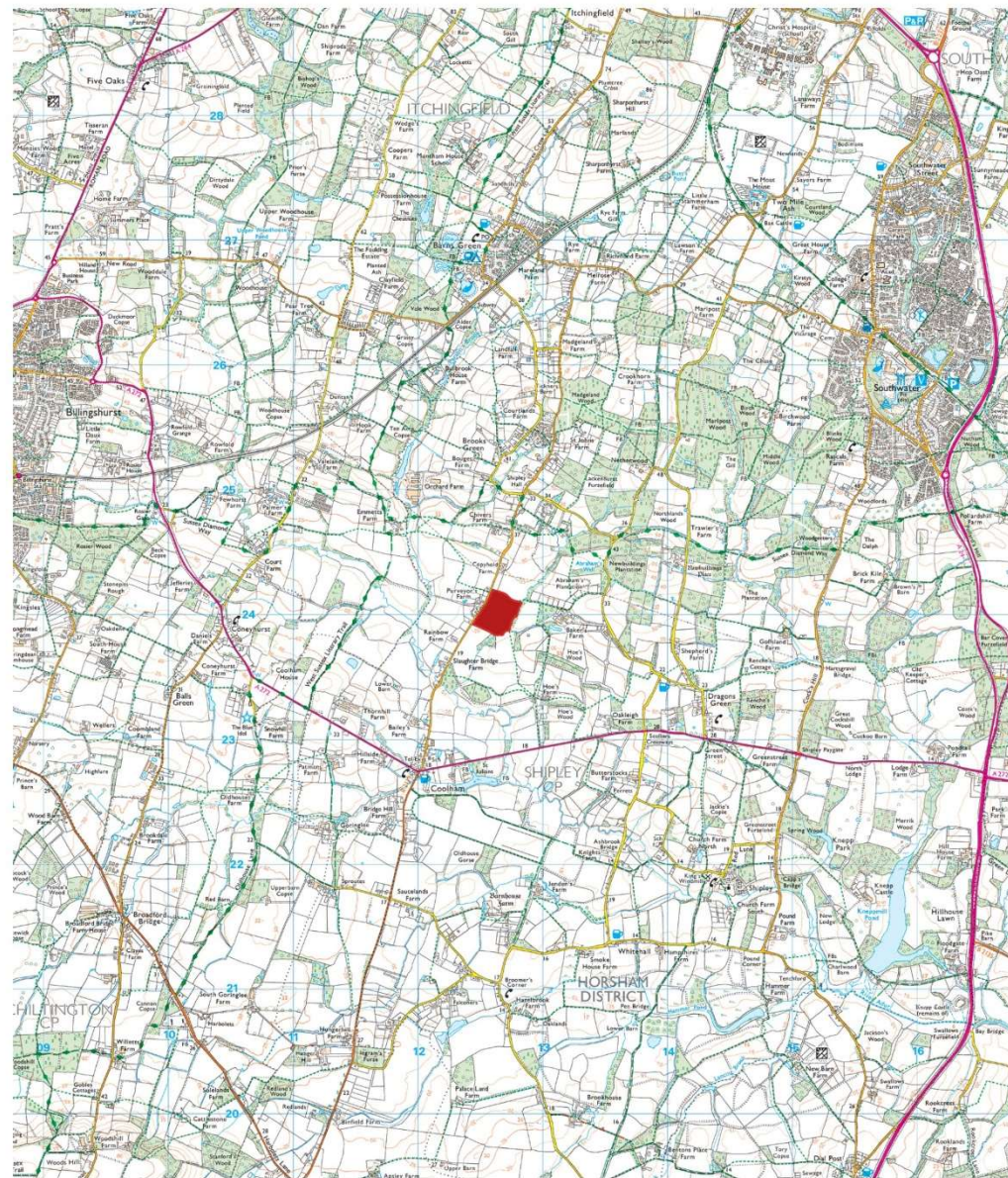














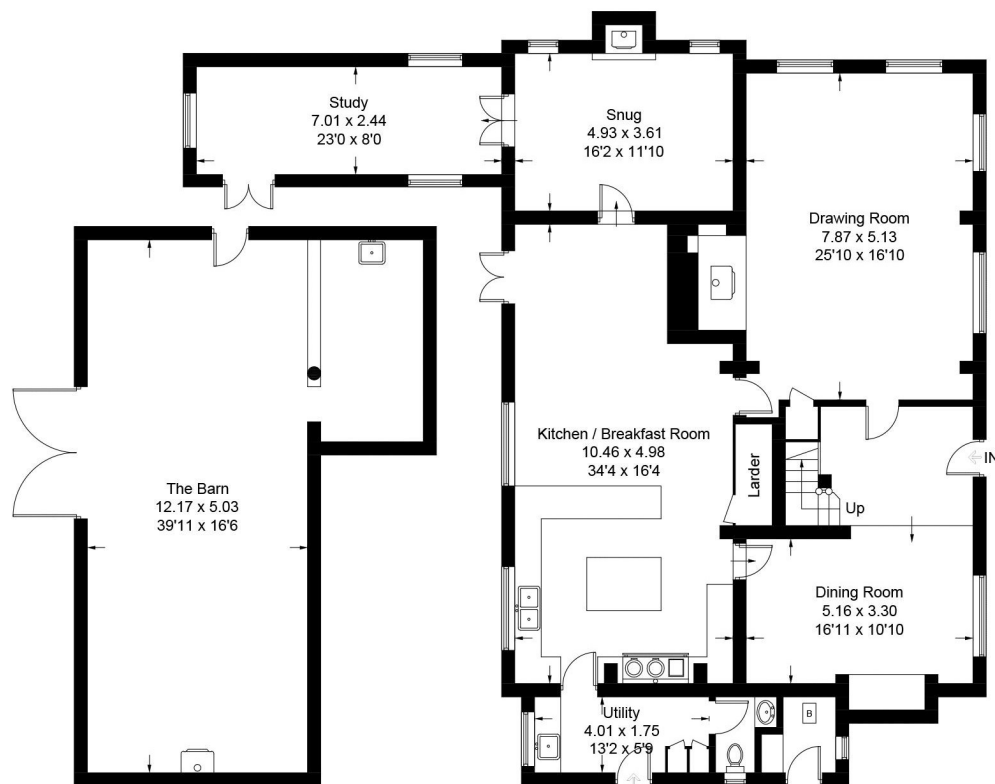
# Reynolds, Coolham, RH13

Approximate Gross Internal Area = 330.9 sq m / 3562 sq ft

Outbuildings = 127.3 sq m / 1370 sq ft

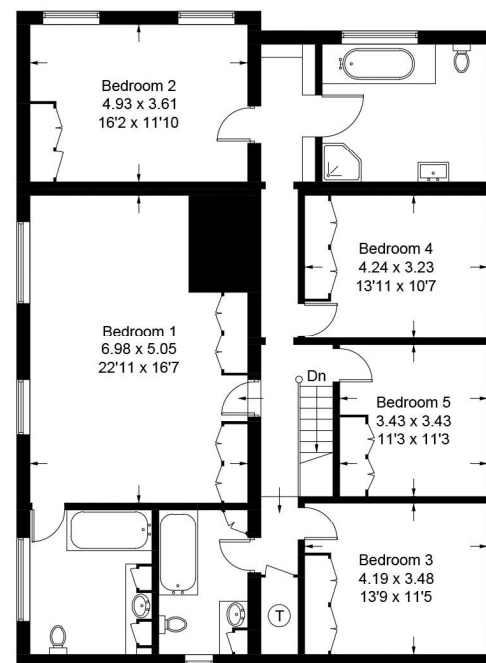
Total = 458.2 sq m / 4932 sq ft

(Including The Barn / Excluding Car Ports)

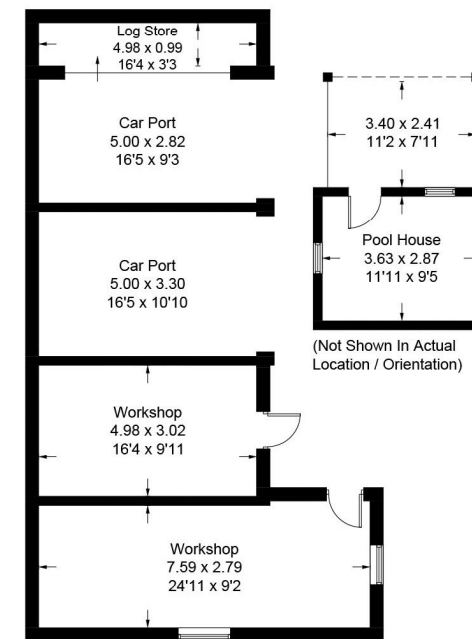


(Not Shown In Actual Location / Orientation)

**Ground Floor**



**First Floor**



(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.(ID1038553)





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Chartered Surveyors : Estate Agents

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