



Newfoundout West | Reeds Lane | Newfoundout, Southwater, Nr. Horsham | West Sussex | RH13 9DQ

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £1,250,000 | Freehold



- A delightful, detached period country cottage with adaptable ancillary accommodation, outbuildings & glorious gardens & grounds including magical mature bluebell wood. Freehold. Council Tax 'F'. EPC 'F' & 'A'.
- Entrance hall, cloakroom, sitting room with inglenook, dining room, study/bedroom 4, kitchen, guest ensuite ground floor bedroom. Two first double bedrooms, luxury bath/shower room. Second floor loft room.
- Attached annexe with large living/dining room, kitchen, shower room & bedroom.
- Electric gated entrance drive, double garage with potential room over (STC). Oak framed garden/wood store.
- Delightful South facing gardens & grounds including heated swimming pool. Magnificent bluebell wood with glades & walks through. Overall c. 2.52 acres (1.02 Ha).
- Peaceful semi-rural location within 2 miles of Southwater & 3 miles of Horsham.

Description

Newfoundout West occupies an enviable semi-rural location being quiet and peaceful and overlooking its lovely South facing garden and woodland extending to in excess of 2.5 acres with the magnificent garden including colourful specimen trees and plants with wide expanses of lawn and then stretching down to the enchanting bluebell wood.

Nestling at the edge of this pretty, semi-rural spot with extensive country walks, the property is very convenient for access to Southwater, Horsham and beyond. Newfoundout includes a small cluster of residential dwellings including Newfoundout East to one side and with the **electric gated entrance drive** leading to the property's own private driveway with generous parking in front of the double garage.

The attractive period, but not Listed, house includes attractive part timbered external elevations and with later additions built in keeping and with extensive exposed beams to the interior. The **beautifully presented accommodation** is approached through the front door into a **reception hall** with doors leading into the main **sitting room with charming inglenook fireplace with wood burning stove**. The **kitchen is well equipped with smart**



modern fitted units including 2 Neff ovens and with adjoining walk-through **utility room** and separate, **double aspect dining room**. To one side is the **study/bedroom 4** and then a **generous size principal ground floor ensuite bedroom** with South facing French doors looking straight down the garden and with a light and airy feel from its part vaulted roof.

To the first floor there are two well-proportioned double bedrooms with the **guest bedroom having a vaulted roof** and then a **second bedroom with useful mezzanine area to the roof space**, and the **very well-equipped modern family bathroom** includes a large walk-in shower, separate bath, basin and w.c. To the second floor, a **small box room** is accessed by wooden stairs into the eaves.

The **adaptable annexe area had previously formed part of the main accommodation** to the house and could potentially be re-encompassed. It includes a **modern kitchen** with Neff oven, point for washing machine, **modern shower room**, **double bedroom** with fitted wardrobes and then a delightful **South and East facing garden/living room with doors out to and lovely outlook down the garden**.

The property includes a **good range of outbuildings** including **double garage** with first floor store over offering further potential and also with power and light. There is also a useful **oak-framed tractor, log and garden store** within the **wonderful gardens which create a beautiful setting to the period house** and are principally South facing with wide expanses of lawn and manicured borders with colourful specimen trees and plants as well as **heated swimming with adjacent pool house**.







Below the garden, **paths wind their way through the idyllic area of well-kept woodland with open central glades** for outdoor relaxation and recreation and overall creating a wonderful setting for this beautiful home. **The property as a whole extends to approximately 2.52 acres (1.02 Ha).**

Location

Newfoundout West lies within 2 miles of Southwater which includes a range of local shopping facilities, school, church and pubs. The old market town of Horsham with its extensive range of shops, trades, entertainment and recreational facilities is within 3 miles and also includes mainline railway station with services to London (Victoria from 55 minutes). The A24 provides good connections to the A23/M23 (and thence to the M25) and Gatwick Airport (approx. 20 miles) and to the South coast including Brighton (circa 22.5 miles).

Other main centres in the area include Haywards Heath (approx. 14 miles) and Guildford (approx. 23.5 miles). There is a good range of state and independent schools in the area. There are public footpaths directly off the lane.

Information: Property Ref: HJB03110. Photos & particulars prepared: 05/2025 (ref RBA).

Services: Mains services of water and electricity. LPG gas with separate boiler to swimming pool. Private drainage. **Freehold Title:** WSX37454.

Local Authority: Horsham District Council. **Council Tax Band:** 'F' (main house) & 'A' (annexe).

Directions: [what3words///positive.innovator.moss](https://www.what3words.com/positive.innovator.moss)

From Horsham head South on the A281 Old Brighton Road and under the iron bridge and after c. 1 mile turn right into Kerves Lane. At the top of Kerves Lane turn right into Coltstaple Lane and continue to the first left hand turning into Reeds Lane/Newfoundout. Continue along Reeds Lane and the property will be found signposted on the left-hand side and before the left hand turning to Jackrells Lane.

Viewing: H.J. BURT The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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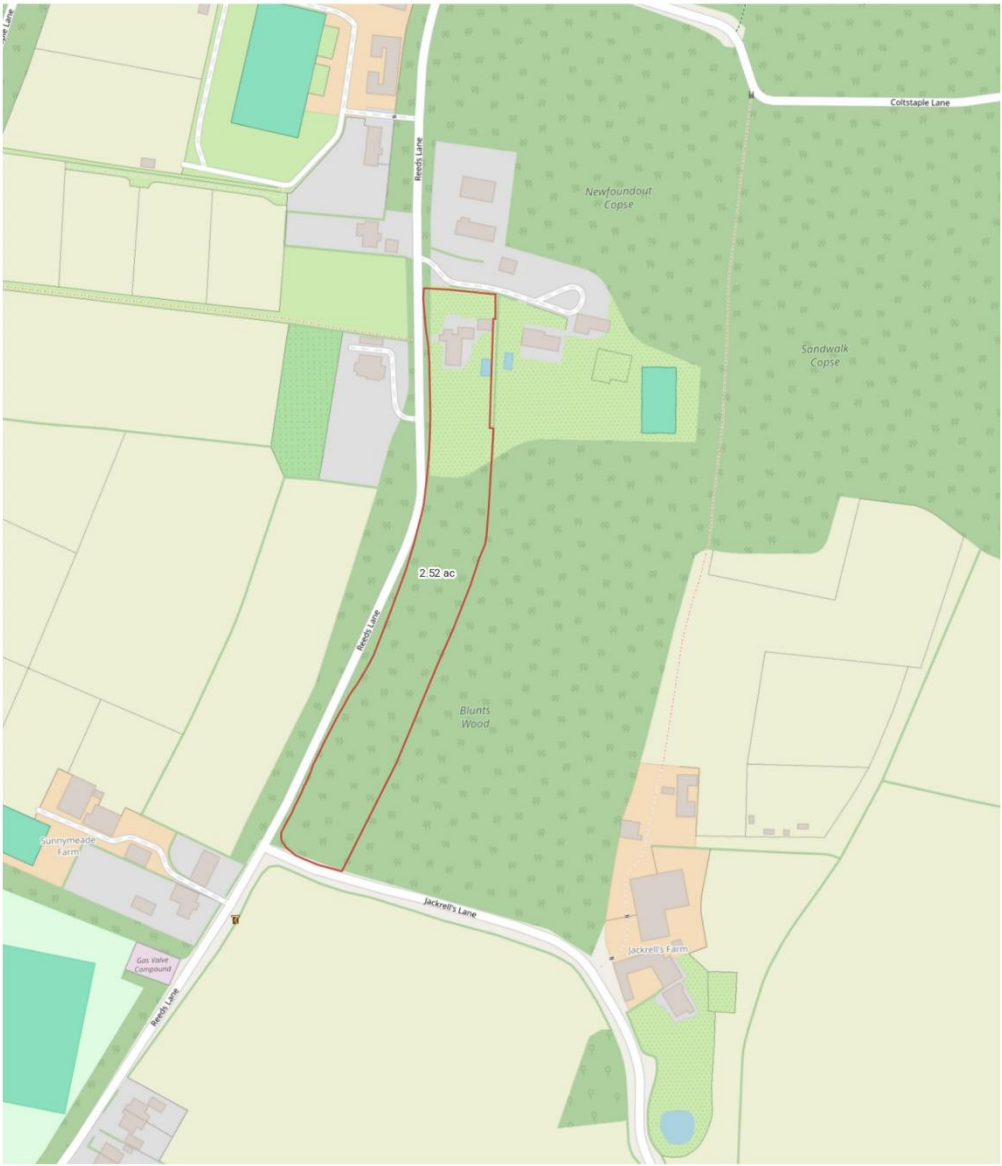


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should 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.

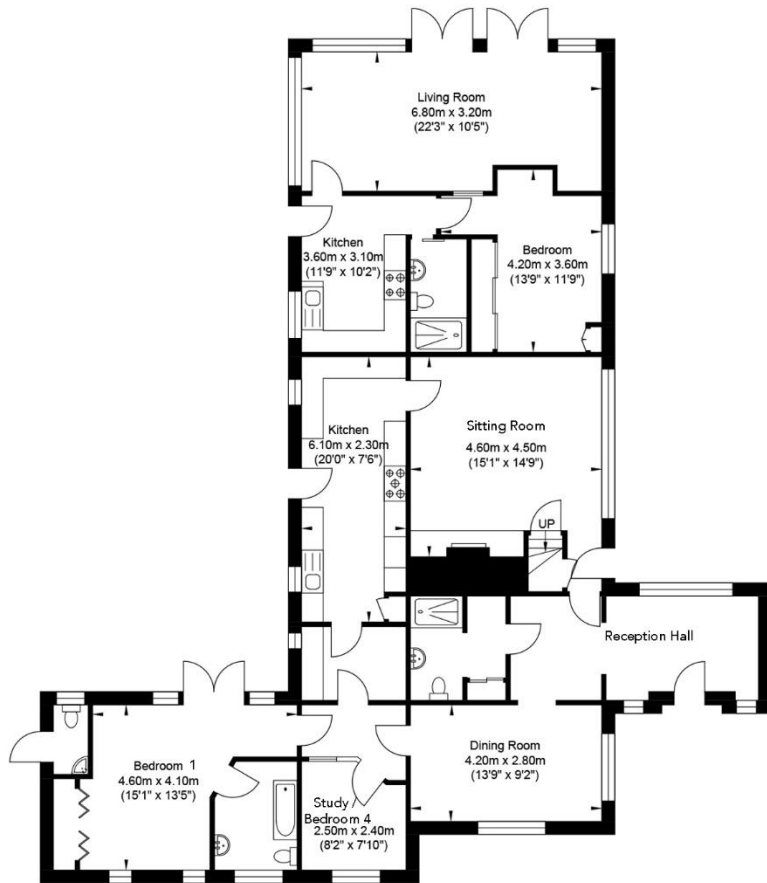




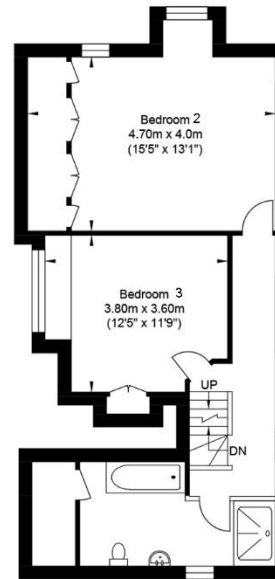




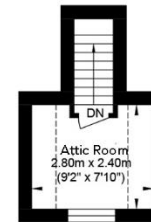
Reeds Lane



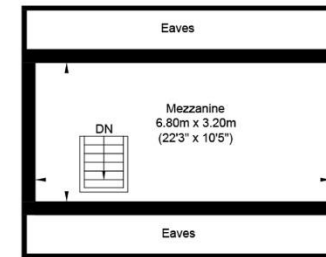
Ground Floor
Approximate Floor Area
1663.88 sq ft
(154.58 sq m)



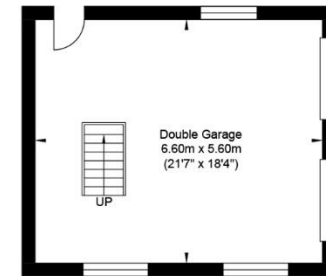
First Floor
Approximate Floor Area
643.46 sq ft
(59.78 sq m)



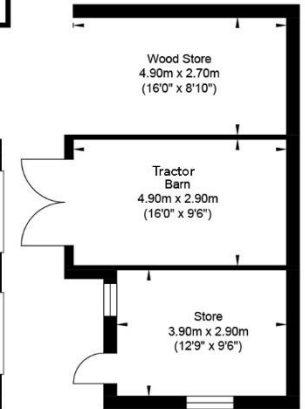
Second Floor
Approximate Floor Area
91.49 sq ft
(8.50 sq m)



Garage Mezzanine
Approximate Floor Area
432.70 sq ft
(40.32 sq m)



Garage Ground Floor
Approximate Floor Area
397.83 sq ft
(36.96 sq m)



Outbuilding
Approximate Floor Area
426.57 sq ft
(39.63 sq m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	32 F	
1-20	G		

Approximate Gross Internal Area (Excluding Garage & Outbuilding) = 222.86 sq m / 2398.83 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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