

Lower Sparr Farm, Wisborough Green, West Sussex







A wonderful country property **presented in excellent condition**, with cottages, swimming pool, tennis court, home office, gym, stables and manège.

Summary of accommodation

Entrance hall | Reception room | Drawing room | Dining/family room
Kitchen/breakfast room | Sitting room | Study | Cloakroom
Wine store | Utility room | WC

Principal bedroom suite with dressing room and balcony | Guest
bedroom suite with dressing room and balcony | Three further
bedrooms | Two bathrooms (one en suite)

Dairy Cottage: Kitchen/sitting room | Two bedrooms | Bathroom

Stable Cottage: Kitchen | Living room | Bedroom | Bathroom
Storage

Keepers Cottage: Kitchen/sitting room | Bathroom | Bedroom

Gym | Office | WC | Pool house with bar | WC | Plant room

Five stables | Wash area | Rug Room with WC | Tack room | Storage
Feed Store | Horse walker

Double carport | Covered link | Two storerooms | Field shelter
Machine barn/shed | Agricultural barn

Swimming pool | Tennis court | Manège

In all about 19.90 acres

Distances

Wisborough Green 1.5 miles, Kirdford 2.5 miles, Billingshurst 4 miles (national rail London Victoria and London Bridge 1 hour 13 mins)

Horsham 11.5 miles, Guildford 14 miles (national rail to London Waterloo 35 mins) and Gatwick 32 miles

(All distances and times are approximate)



Knight Frank Haslemere
1 West Street
Haslemere
GU27 2AB
knightfrank.co.uk

Russell Grieve
01428 770560
russell.grieve@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Oliver Rodbourne
020 7861 1093
oliver.rodbourne@knightfrank.com



The property

Lower Sparr Farm is the complete country property which has undergone extensive refurbishments and extensions by the current owners. Most notably in the main house is the large kitchen/family room extension and the addition of the utility room, along with an extensive renovation throughout. The property benefits from an open-plan layout, with the more formal rooms away from the central hub of the house and overlooking the gardens to the rear. On the first floor, two bedrooms benefit from having their own dressing rooms and private balconies, both of which are south facing.

Outside Lower Sparr Farm has excellent secondary accommodation with three separate cottages, all with their own access away from the main house. There is also a dedicated office building which currently has the use of Starlink, a high powered super-fast satellite broadband.











Approximate Gross Internal Floor Area

4888 sq ft / 454.1 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Gardens and grounds

Lower Sparr Farm has excellent equestrian facilities with five stables, washroom, feed room, tack room, rug room and two large barns, horse walker and a manège. The grounds extend to just under 20 acres of which have been divided with post and railed fencing into a series of neat paddocks with water troughs.

Finally, there is a wonderful swimming pool and pool house with a kitchenette/bar which services the pool and tennis court. The gardens have been hard landscaped with mature shrubs, hedging and manicured lawns.

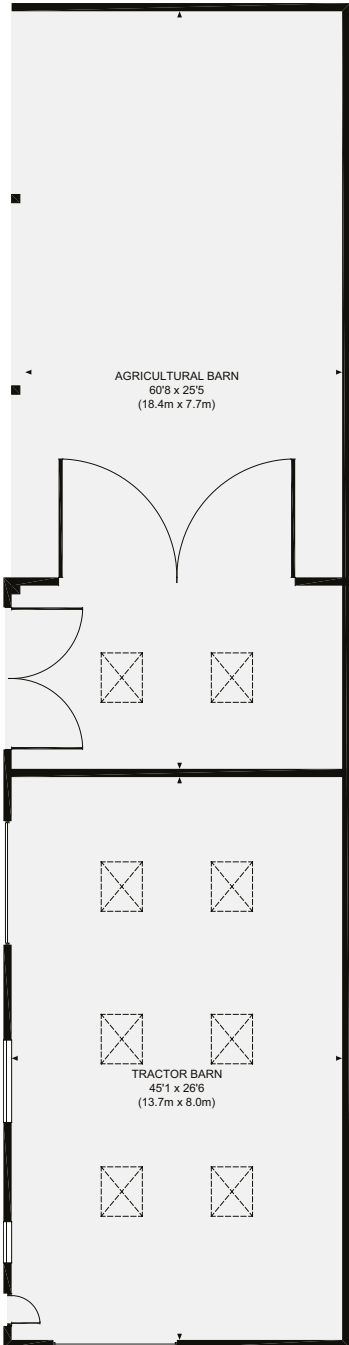
Services

Our client has informed us that the property benefits from mains water and electricity, oil-fired central heating and private drainage. Air-source heat pump for pool.





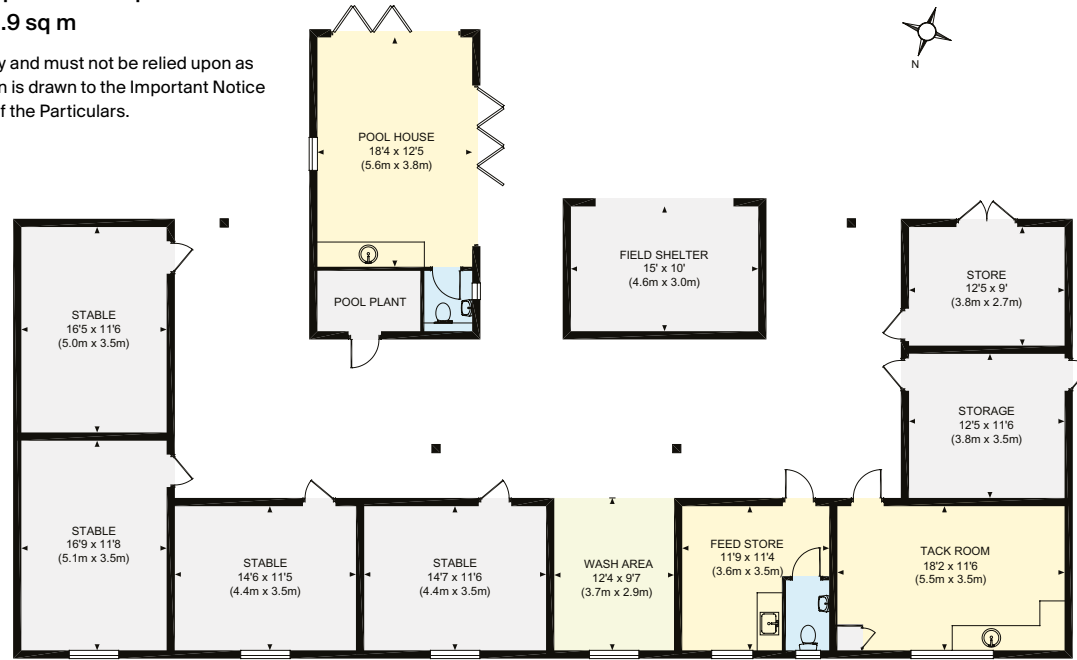




Approximate Gross Internal Floor Area
 2385 sq ft / 221.6 sq m
 Outbuildings: 5428 sq ft / 504.3 sq m
 Total: 7813 sq ft / 725.9 sq m

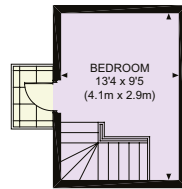
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

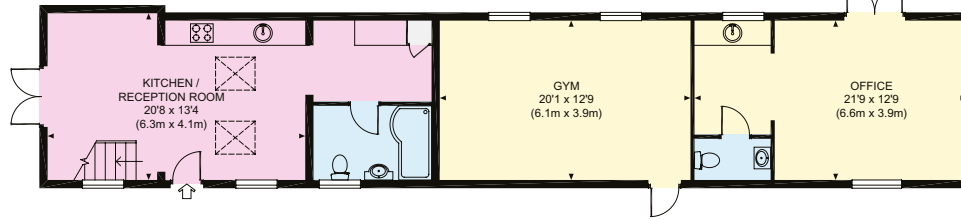


Keepers Cottage

Ground Floor

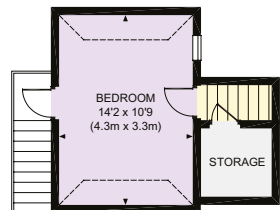


First Floor

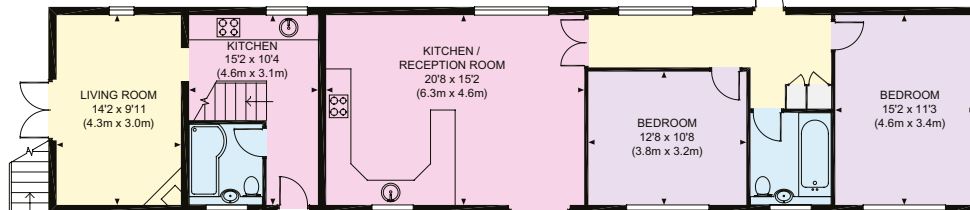


Ground Floor

Stable Cottage



First Floor



Ground Floor

Dairy Cottage



Directions

Postcode: RH14 0AA

What3words – angle.intersect.congratulations
(takes you to the start of the driveway)

Property information

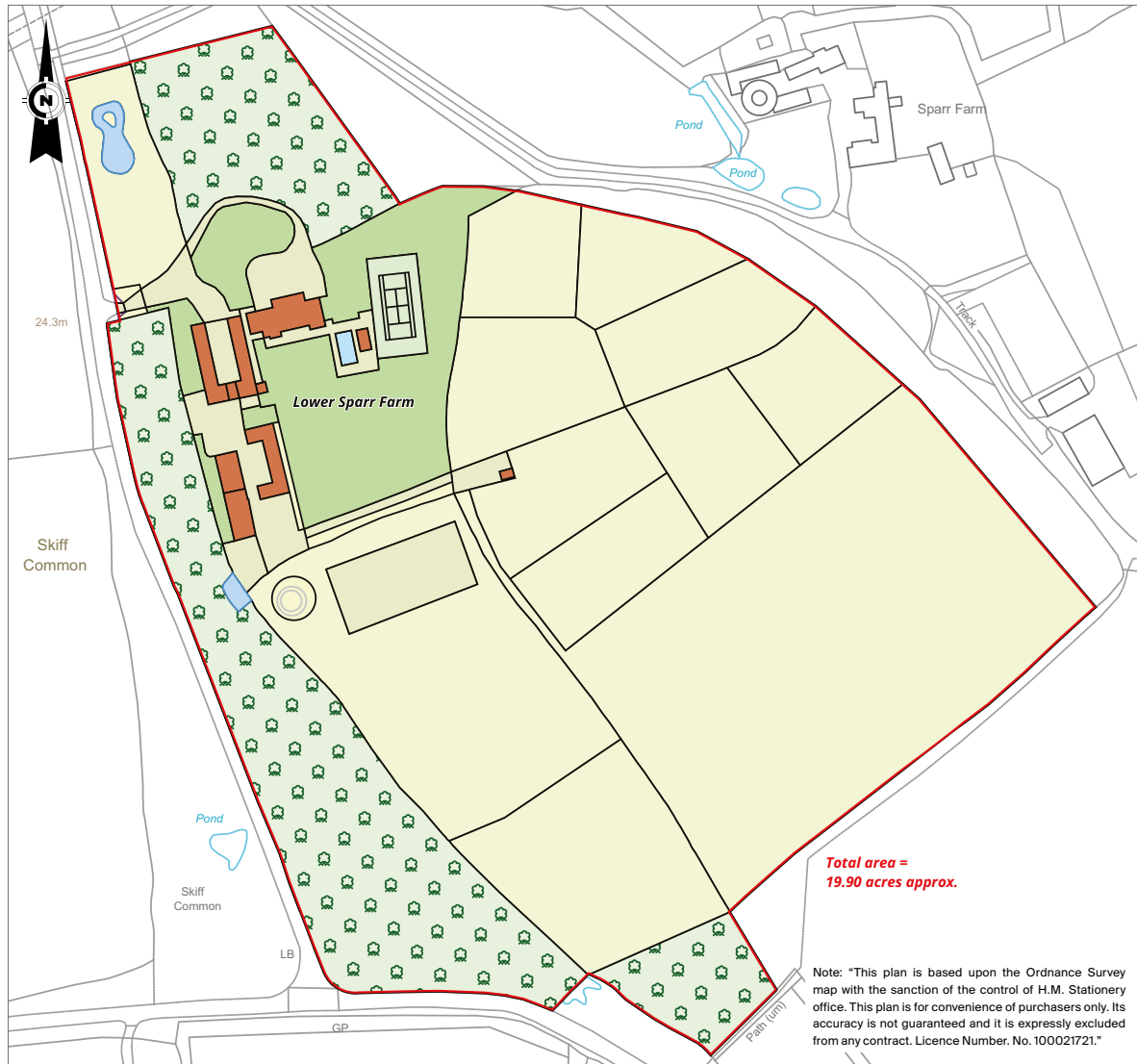
Tenure: Freehold

Local Authority: West Sussex County Council

Council Tax: Band H, Cottages - Band E

EPC Rating: Lower Sparr Farm D, Dairy Cottage E, Keepers Cottage C,
Stable Cottage D





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2023. Photographs and videos dated May 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



