

Brookhurst Farm House

Broadbridge Heath, Horsham, West Sussex





An exceptional property set in its own 39.85 acres, with outstanding equestrian facilities, lodge, cottage and agricultural outbuildings.

Horsham 4.4 miles, Hickstead International Show Jumping Ground 17 miles, Guildford 17.6 miles, Gatwick 18.9 miles, London 38.8 miles
(All distances are approximate)

		
7	4	5

Summary of accommodation

Main House: Entrance hall | Drawing room | Conservatory | Family room | Sitting room | Study | Cloakroom | Kitchen/breakfast room | Boot room | Pantry | Utility room

Principal bedroom suite | Three further bedrooms | Two en suite | Laundry room

Three bedrooms | Bathroom

The Lodge: Dining room | Living room | Study | Kitchen | Bedroom | Bathroom

The Cottage: Sitting room | Kitchen/dining room | Bathroom | Three bedrooms | Disused pool plant room with WC

Equestrian: Eighteen stables | Drying area | Washing area | Two storerooms | Kitchenette | Washroom | Shower | WC
Four further stables | Tack room | Two storerooms | Tractor shed | Barn with three storerooms and workshop | Agricultural barn | Three equestrian areas
Two sand schools | The barn with the two storerooms has planning to be converted into further residential (Planning ref: DC/18/2388)

In all about 39.85 acres

Brookhurst Farm House

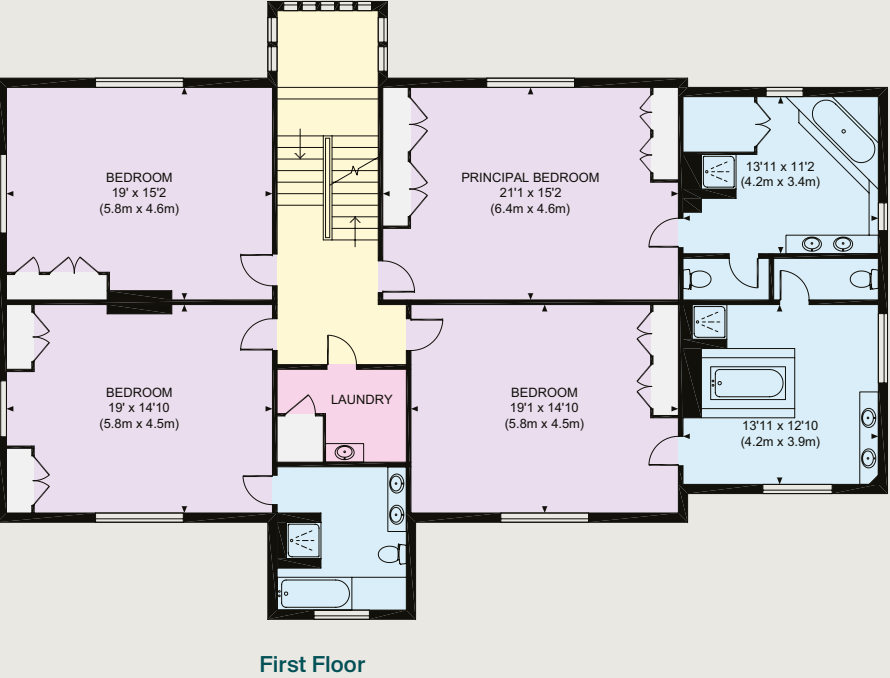
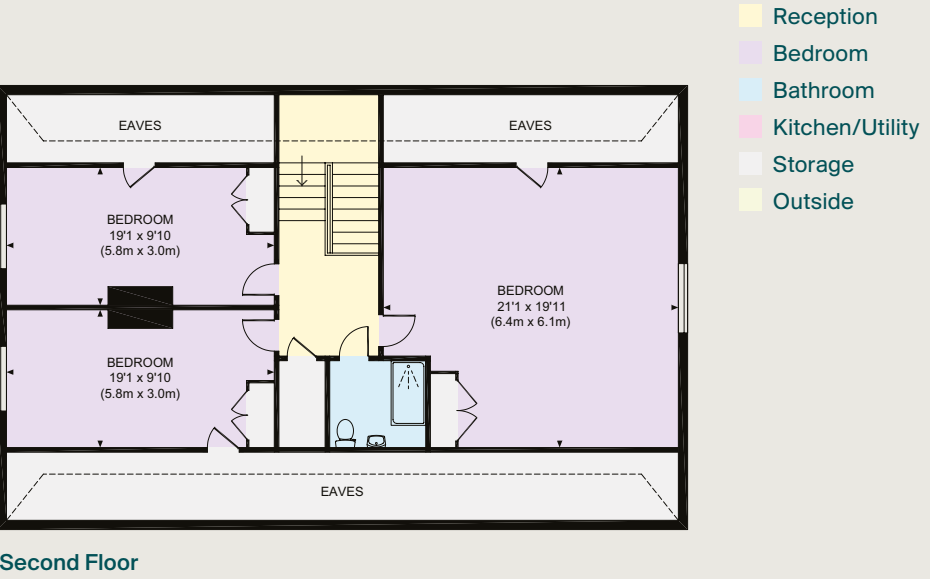
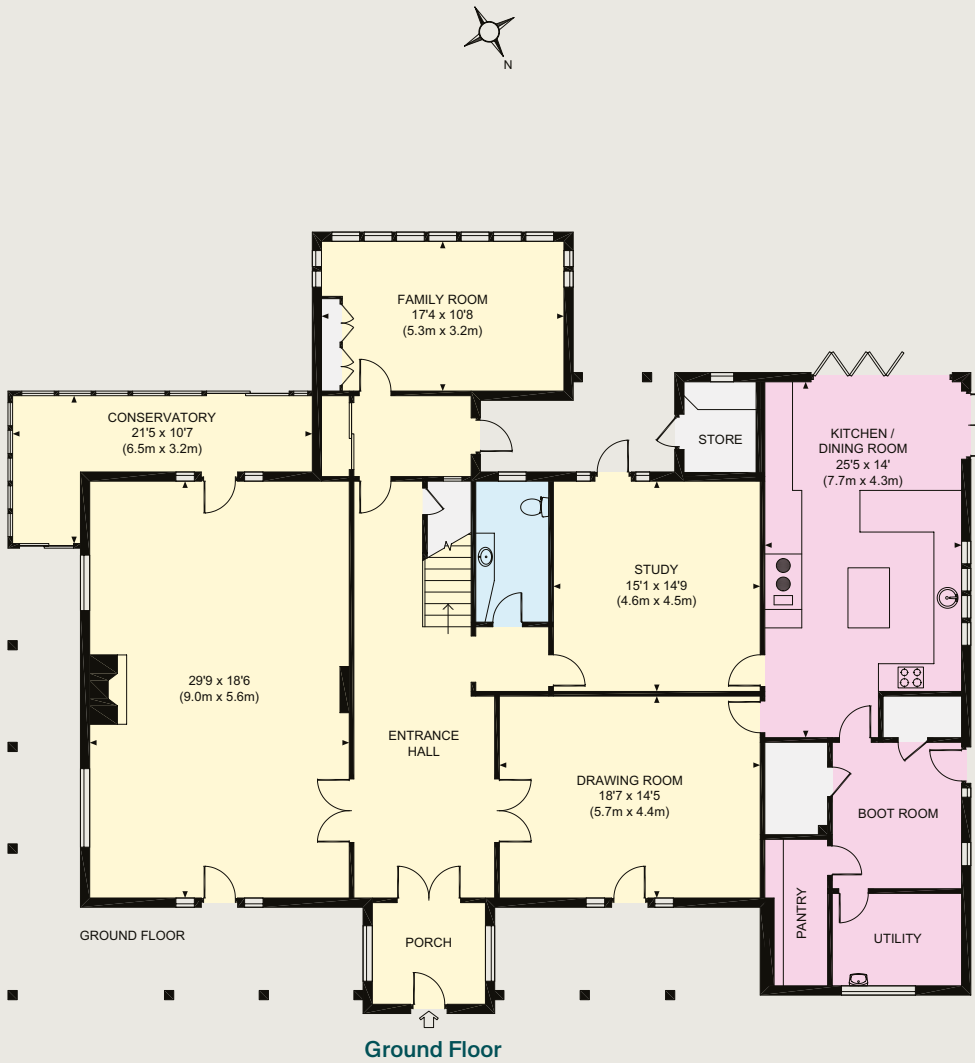
Brookhurst Farm House is a smart Victorian property with typical features of its era. Tall ceilings, large sash windows, grand reception hall and seven bedrooms over three floors. The house is practically arranged with formal reception rooms on one side of the property whilst the day-to-day living spaces, including the kitchen breakfast room are on the west and south side and lead straight out onto the garden. The house sits at the end of a sweeping drive and is centred in its own land with the cottage next door.







Approximate Gross Internal Floor Area
5446 sq ft / 505.9 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.

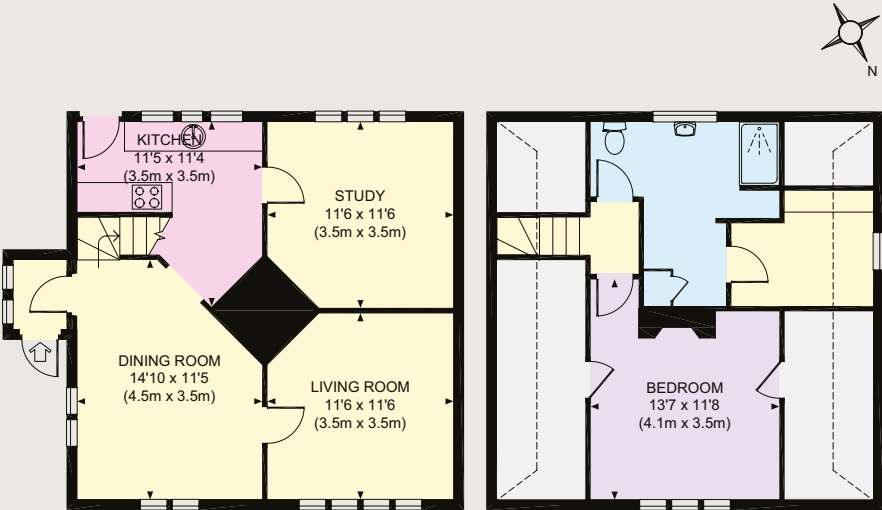


Equestrian

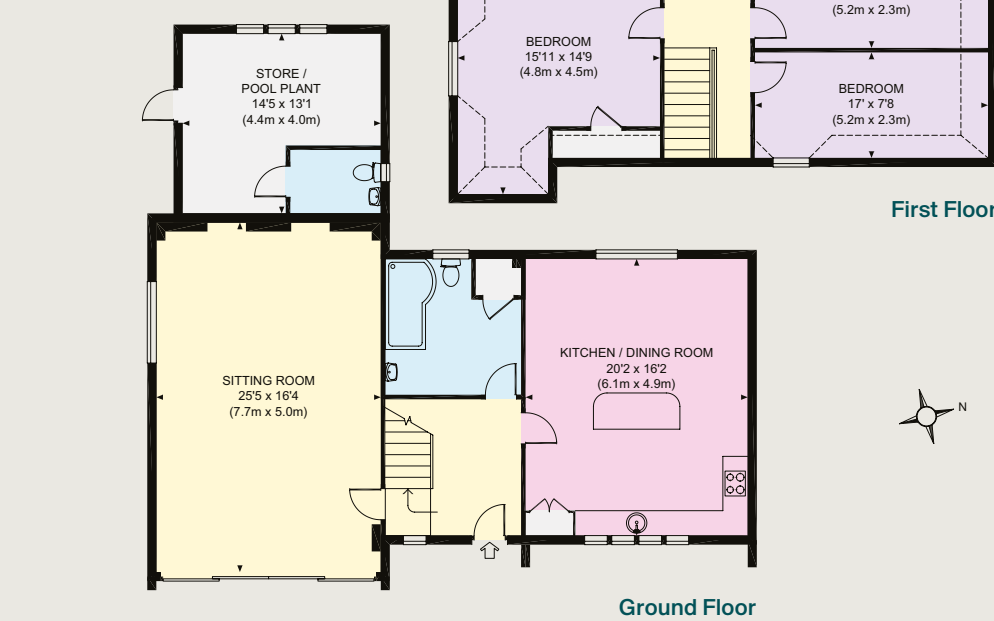
Brookhurst Farm House has exceptional equestrian facilities and has over the years been the breeding ground for a number of Olympic show jumping horses. There are two outdoor sand schools, over 20 stables, much of which have just been refurbished. A series of equestrian barns, and outbuildings, all access via its own entrance away from the main house. The lodge accompanies this setup as it stands at the head of the main drive, whilst one of the outbuildings has planning for conversion into more residential accommodation (Planning ref: DC/18/2388)

The grounds are made up of a number of secured paddocks and fields, whilst the formal gardens of the house are lawned with flower beds and specimen trees which include the very fine Scots Pines along the driveway.

Approximate Gross Internal Floor Area
The Lodge: 879 sq ft / 81.6 sq m



Approximate Gross Internal Floor Area
The Cottage: 1687 sq ft / 156.7 sq m

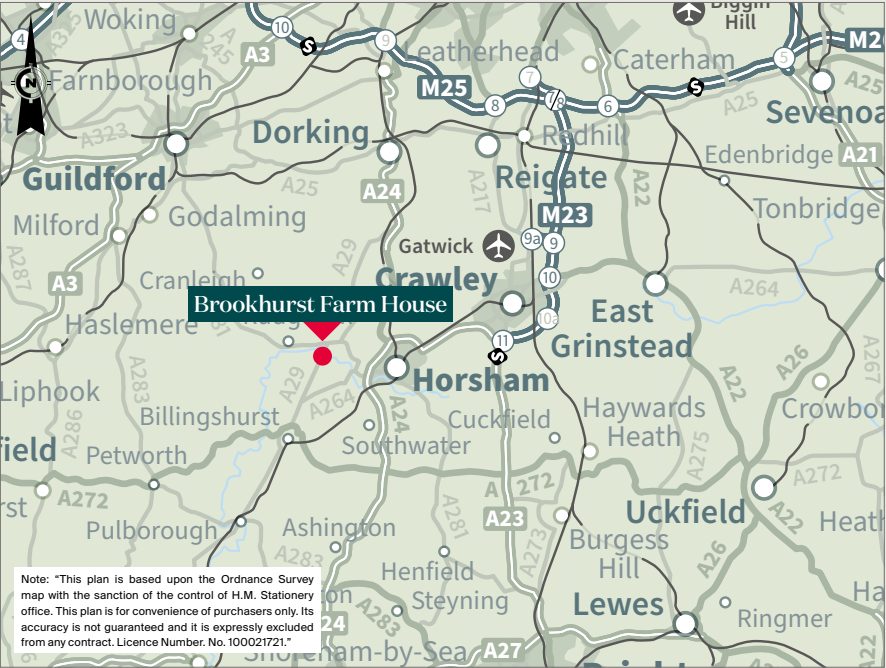
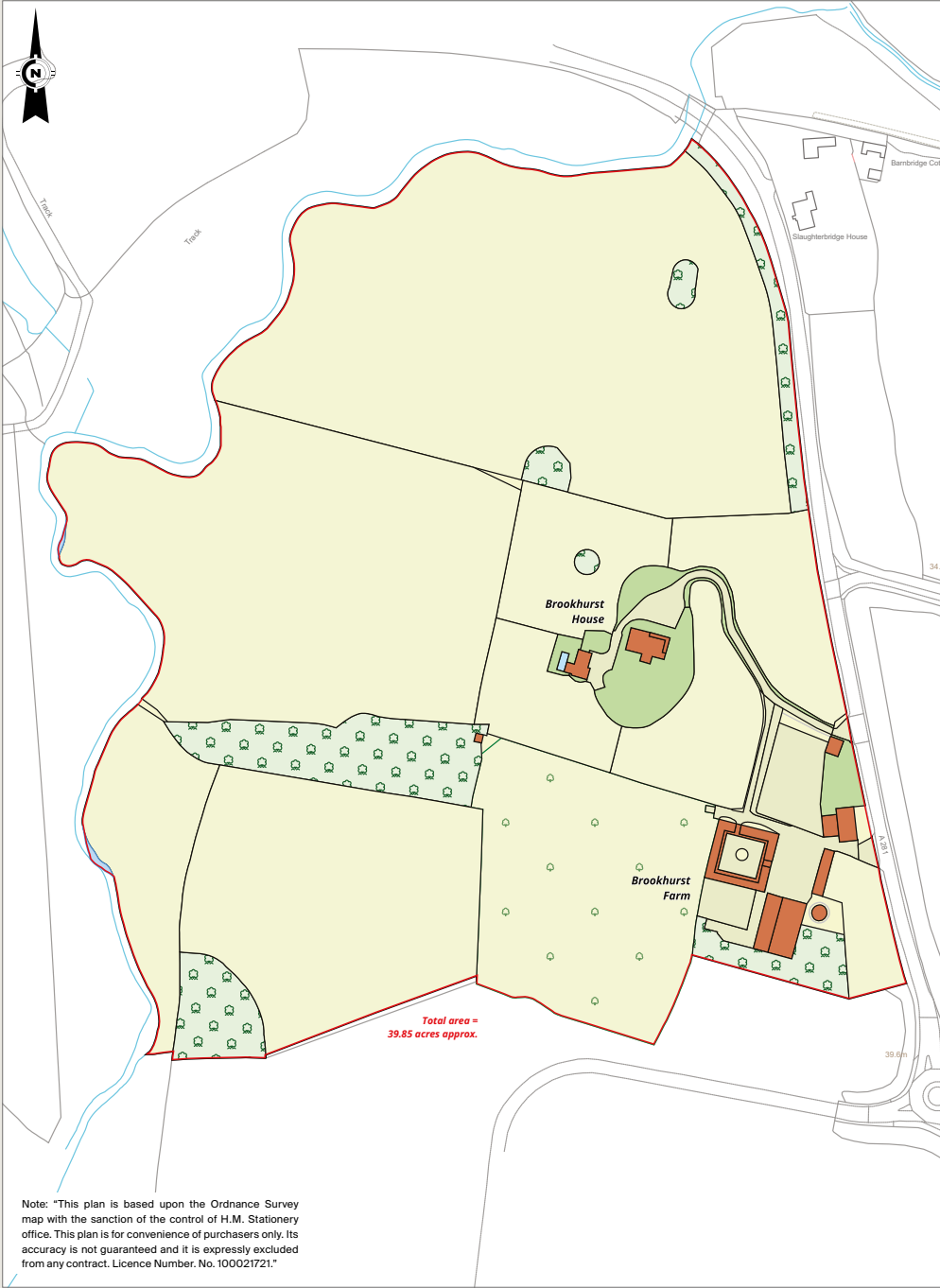




Approximate Gross Internal Floor Area
15863 sq ft / 1473.8 sq m



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Property Information

Services
Mains electric, oil-fired boiler, private drainage
Tenure
Freehold
Local Authority
Horsham District Council
Council Tax
Main House – Band H
Lodge – Band E
EPC Ratings
Main House: E
Lodge: F
Cottage: E
Directions
Postcode: RH12 3PN
What3words: ///amaze.races.disbanded (takes you to the start of the driveway)
Viewing
Viewing is strictly by appointment through Knight Frank.



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