

Carisbrooke Manor, West Sussex





An extraordinary property built in 2001 with exceptional volumes, an array of amenities all set in a **rural landscape**.

Summary of accommodation

Carisbrooke Manor

Reception hall | Sitting room | Music room | Drawing room | Kitchen/breakfast room | Morning room | Utility room | Swimming pool and jacuzzi

Principal bedroom with en suite bathroom and dressing room | Conservatory and rear-facing balcony | Four further bedrooms with en suite bathrooms | Library | Additional balcony

Sitting room | Study | Bathroom | three bedrooms | 'Jack & jill' bathroom | Study

Garage & Studio

Triple garage | Living room | Kitchenette | Bathroom | Bedroom

Additional Features

Tennis court | Outdoor swimming pool | Eleven stables | Tack room
Offices and meeting room | WC | Laundry room | Staff flat | Wine store
Two large store rooms | Sand school

In all about 12.62 acres

Distances

Cowfold, 4 miles, Cuckfield, 4.8 miles, Haywards Heath, 6.6 miles, Horsham, 8.3 miles, Brighton, 15.3 miles

Haywards Heath, (London Victoria 44 mins, London bridge 44 mins, London Waterloo 56 mins, Brighton 20 mins)

(All distances and times are approximate)



Knight Frank Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Oliver Rodbourne
+44 20 7861 1093
oliver.rodbourne@knightfrank.com

James Crawford
+44 20 7861 1065
james.crawford@knightfrank.com



Location

Situated between Warringlid and Bolney, Carisbrooke Manor is well-located in an elevated setting, bounded by open countryside. Direct links to the A23 and A272 provide access to an array of local amenities, including supermarkets, various specialist shops, and a number of pubs and restaurants. Additionally, Haywards Health train station, 6.6 miles away, provides direct links to London within 44 minutes, and links to Brighton in under 20 minutes. Gatwick airport is located 18 miles from Carisbrook Manor, catering for international connections.

There is an excellent selection of local entertainment nearby, with Hickstead All England Show Jumping Ground located 5 miles away, and Cuckfield Golf Centre within 3.7 miles. A further array of facilities include Brighton Marina, Goodwood Motor Circuit, and The South Downs Way National Trail, all within a short distance.

Carisbrooke Manor

Built in 2001, Carisbrook Manor sits amongst the previous grounds of Wykehurst Park, benefitting from a long driveway and walled gardens. From the east, Carisbrook manor can be accessed via a long driveway across the forest and farmland tied to the property. From the west, a shorter private driveway provides quick access from the nearby road.



Carisbrook Manor is entered through the central reception hall, with a galleried landing overlooking the entrance. Grand doors lead through to the music and drawing rooms, boasting grand ceilings and vast natural light. To the left of the entrance, the main sitting room features a outstanding fireplace, paired with hardwood flooring. The ground floor also comprises a functional kitchen and breakfast room, with an attached morning room. The utility room and downstairs bathroom add to the practicality of the ground floor. An adjoining room boasts a large indoor swimming pool and jacuzzi, with self-contained changing rooms and bathrooms.

The first floor is displayed across a large galleried landing, with the principle bedroom offering an en-suite, dressing room, conservatory and private balcony. Four further bedrooms with en-suite bathrooms are spread across the first floor and a further balcony attaching to one of the bedrooms.

The second floor features a vast study and reading room, next to a further bedroom, sharing a connected bathroom. Another bedroom and bathroom is featured from the main sitting room, drawing together the top floor of the house.

The triple garage is set to the right of the main entrance, boasting plenty of space. An additional studio flat on the first floor, with a living room, kitchenette, bedroom and bathroom adds to the practicality of the property.





Carisbrooke Manor

Approximate Gross Internal Floor Area
11064 sq ft / 1027.9 sq m
Outbuildings: 1340 sq ft / 124.5 sq m
Total: 12404 sq ft / 1152.4sq 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.





Garden and grounds

Alongside an outdoor pool and patio area, the stable block has been converted to support the mixed uses of the property, with the first four stables having been converted to connected office spaces, with a separate meeting room, kitchen and bathroom. Additional stables offer vast storage solutions, as well as a further studio apartment and laundry room. Many of the stables remain as intended, and could be used for horses as required. Adjacent to the stable yard lies a tennis court and a sand riding school, for further leisure activities.



Outbuildings

Approximate Gross Internal Floor Area
5841 sq ft / 542.6 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



Rights of way

There is a right of way in favour of Carisbrooke Manor over the driveway belonging to adjoining property as shown between points A-B and C-D on the sale plan.

Directions

What3words: ///curving.tearfully.silk
Postcode: RH17 5QQ and RH17 5QB

Services

Mains water and electricity. Private drainage. Oil fired central heating.

Property information

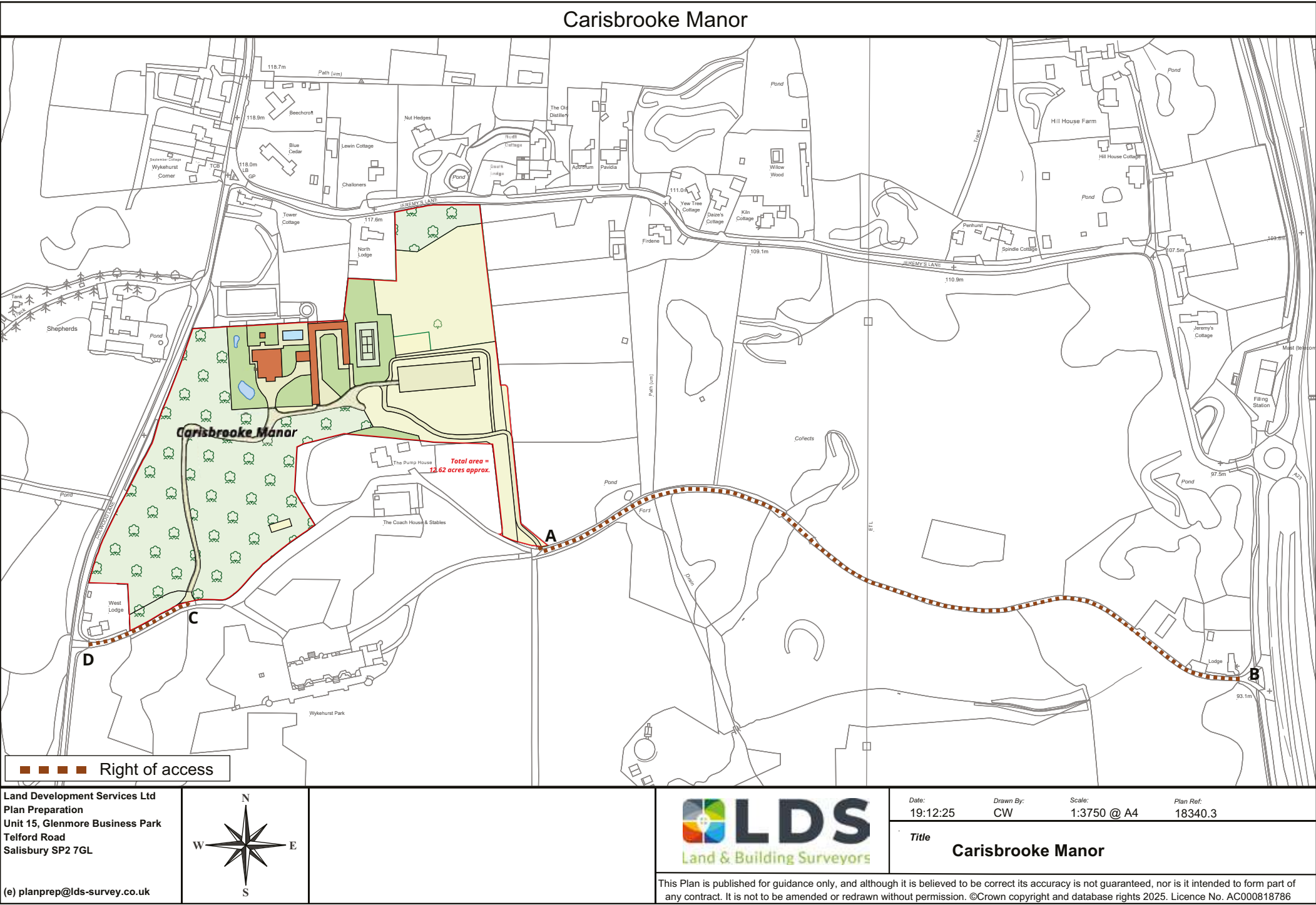
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax: Carisbrooke Manor: Band H
EPC Rating: D - Main house



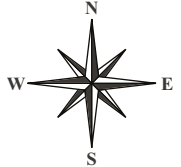
Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. 100021721."



1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 December 2025. Photographs and videos dated Various dates. 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.



Land Development Services Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL



Date: 19:12:25
Drawn By: CW
Scale: 1:3750 @ A4
Plan Ref: 18340.3

Title
Carisbrooke Manor

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission. ©Crown copyright and database rights 2025. Licence No. AC000818786

