

Camelia House, Slinfold, West Sussex





A **modern and contemporary** property with excellent living space, outbuildings, swimming pool, all set in beautifully designed grounds and gardens.

Summary of accommodation

Drawing room | Dining room | Library | Pantry | Kitchen breakfast room | Family room | Study/bedroom | Bathroom | Cloakroom | WC

Principal bedroom suite with dressing room | Five further bedrooms all en suite

Clock house/office | Swimming pool and pool house with kitchenette and cloakroom | Large workshop | Stables | Large greenhouse

The property benefits from two driveways and sits in about 3.75 acres

Distances

Horsham 3 miles, Guildford 17.8 miles, Gatwick 18 miles, London 38 miles (52 minutes Horsham National Rail)

(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
020 7861 1093
oliver.rodbourne@knightfrank.com

Julia Meadowcroft
020 7861 5390
julia.meadowcroft@knightfrank.com



Situation

Camelia House benefits from a number of excellent private and state schools which include Farlington, Penthorpe, Christ's Hospital, Cranleigh, Seaford College, St Catherine's, Windlesham House, Bohunt, and Tanbridge.

Horsham Town centre is only 3 miles away which offers all the major supermarket chains, an array of international cuisines along East Street, a cinema, theatre, market stalls on Thursdays and Saturdays and many boutique clothes shops.

Other local attractions include golf courses at Slinfold, Horsham Golf Centre, Rookwood and West Sussex, whilst equestrian thrives in West Sussex with the international showjumping grounds at Hickstead, and Gold Cup Polo at Cowdray Park.

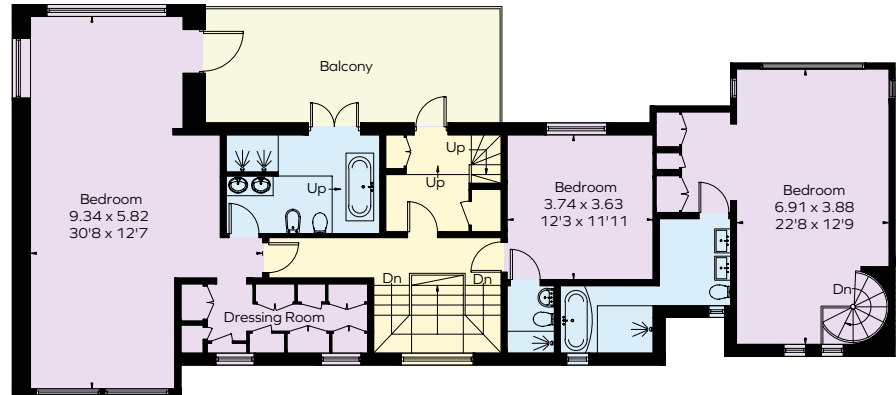
There are also a number of award winning vineyards at Denbies, Leonardslee, Nyetimber, and Bolney, plus the Surrey Hills, South Downs National Park and the Downs Link for walks and recreational activities.



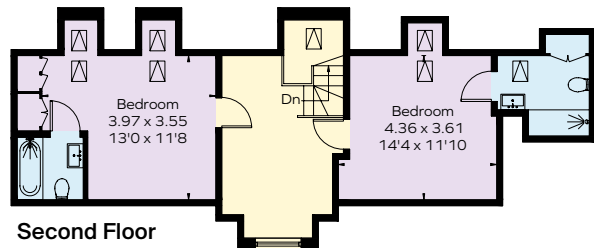




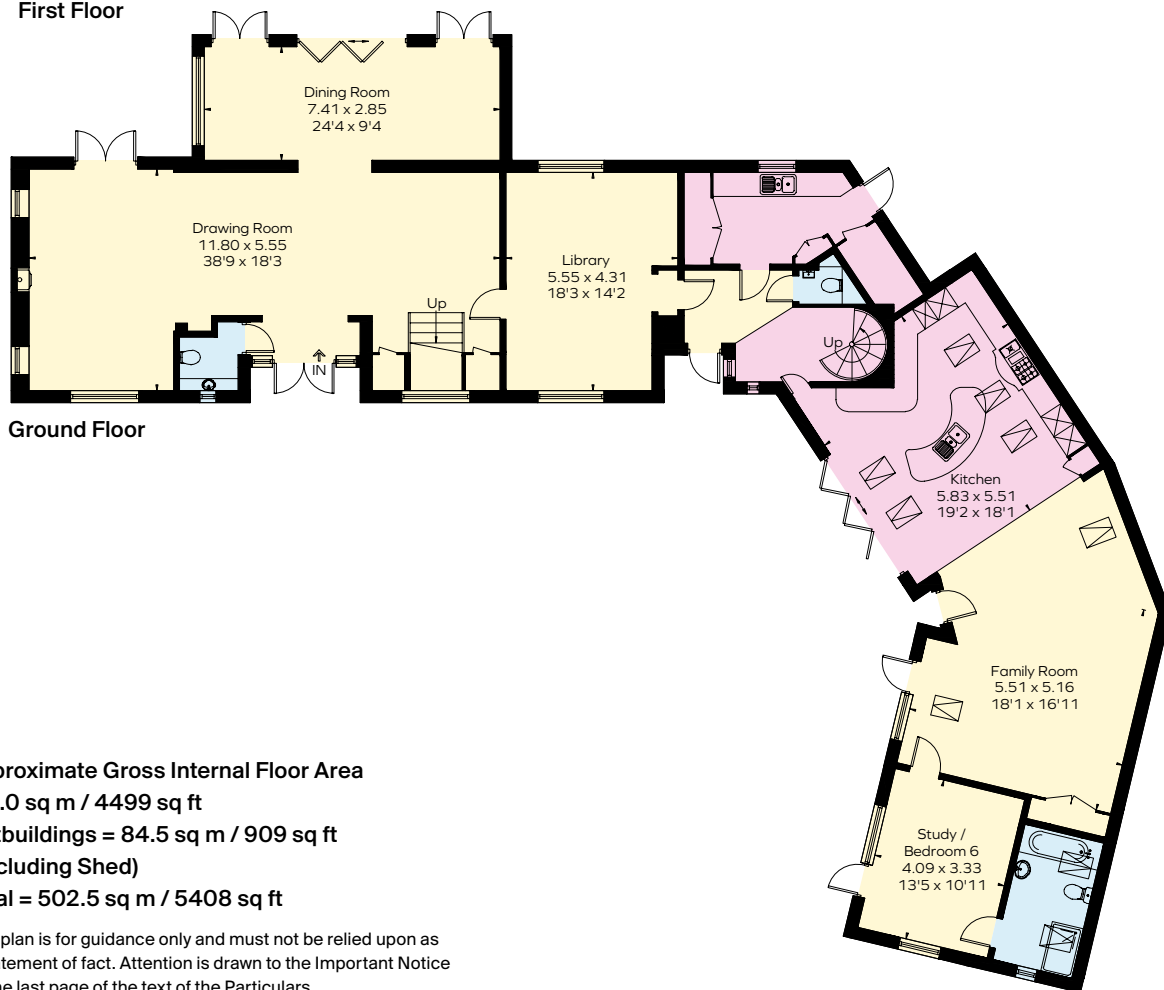




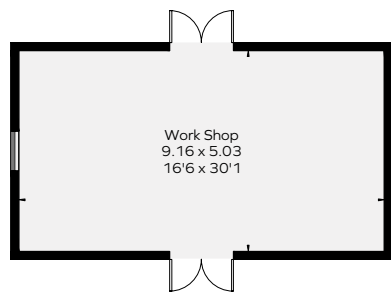
First Floor



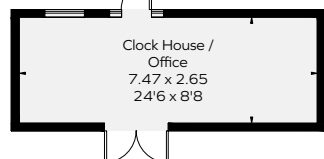
Second Floor



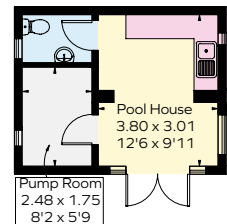
Ground Floor



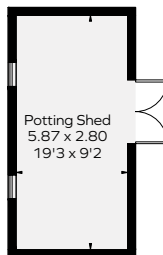
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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

Approximate Gross Internal Floor Area

418.0 sq m / 4499 sq ft

Outbuildings = 84.5 sq m / 909 sq ft

(Excluding Shed)

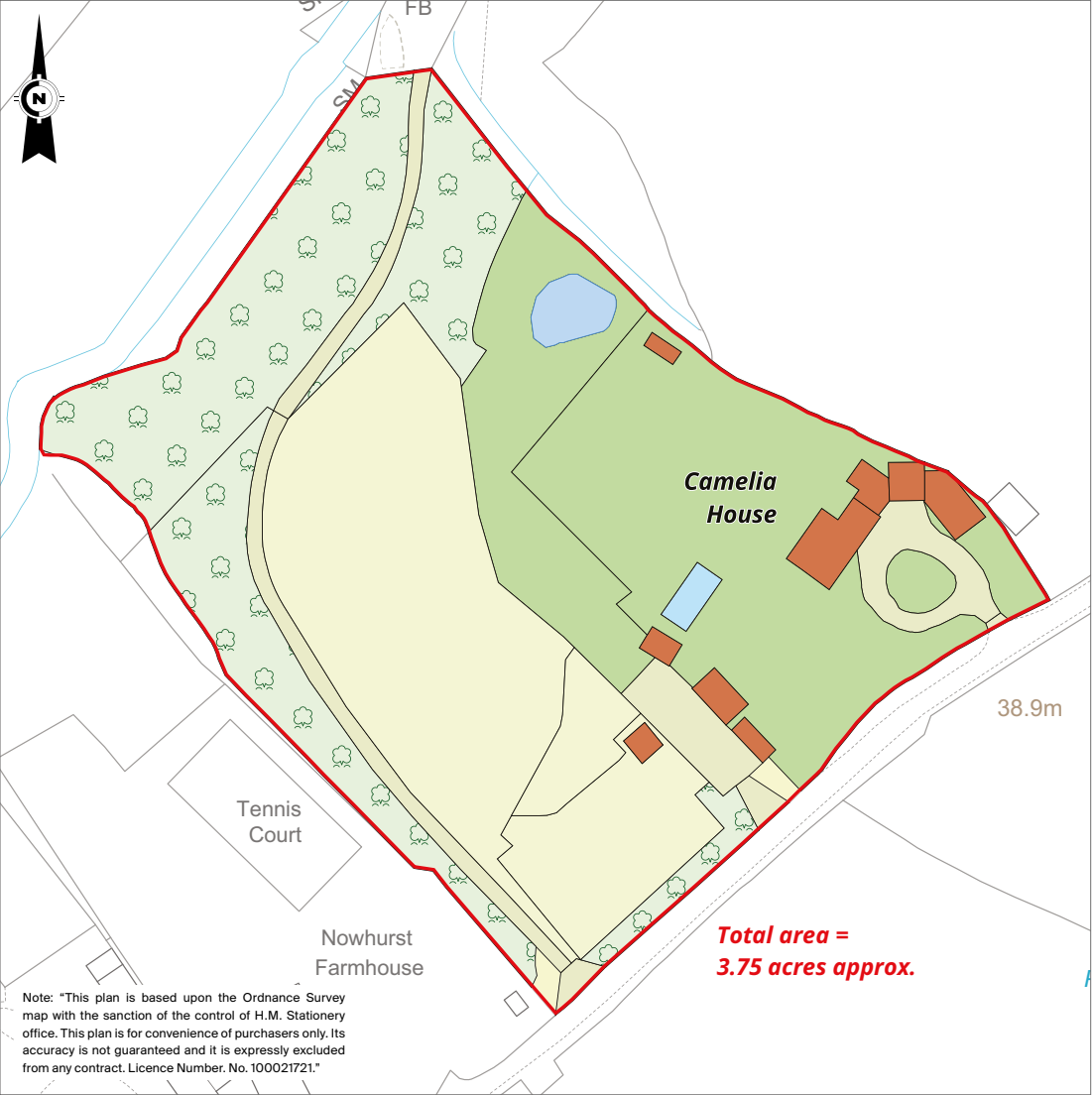
Total = 502.5 sq m / 5408 sq ft

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.









Services

Our client informs us that the property benefits from mains water and private drainage with oil fired central heating.

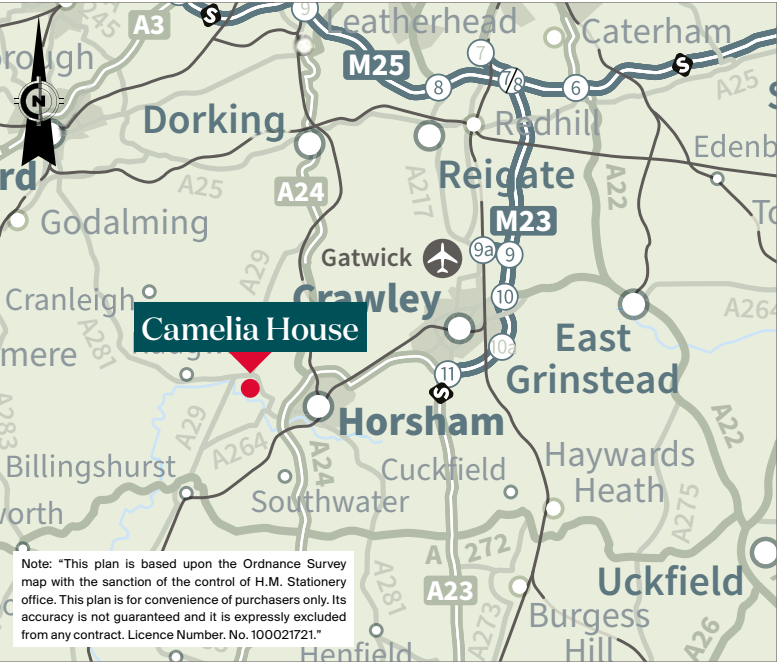
Property information

Tenure: Freehold

Local Authority: Horsham District Council

Council Tax: Band H

EPC Rating: 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.

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