

Horsmanshoad

Bolney, West Sussex

An outstanding and beautifully presented family home, with exceptional leisure facilities and several outbuildings

Horsmanshoad, Pickwell Lane, Bolney, Haywards Heath, West Sussex, RH17 5RH

Bolney 1.3 miles, Haywards Heath 4.2 miles, Brighton 14.5 miles,
Gatwick Airport 14.5 miles, Central London 53 miles

Features:

Substantial entrance hall, drawing room, dining room, study, sitting room,
kitchen/breakfast room, utility room, gun room, two cloakrooms

Master bedroom suite, with dressing room and ensuite bathroom, two further bedroom suites,
five further bedrooms, two additional family bathrooms, two cloakrooms

Exceptional indoor swimming pool with two separate changing rooms with showers,
two separate cloakrooms, fitted bar

Triple garaging with electric oak doors, games room

Large office over two floors with cloakroom

Tack rooms and stables

Art studio with cloakroom

A range of outbuildings comprising machine stores, stables, tool room, stores

Summerhouse

Tennis court with tennis pavilion

Walled gardens with two bespoke greenhouses

In all about 23 acres









Situation

The property is situated in a rural yet convenient location in the village of Bolney with its Award winning Bolney Wine Estate and vineyard café, local village hall with recreational ground and play area, St Mary Magdalene Church and two popular traditional public houses.

About 3 miles' distance is the pretty village of Cuckfield, with its boutique style shops and cafes and the larger town of Haywards Heath, just a short distance further, offering a wider range of shops and amenities, as well as a mainline railway service to London Victoria (44 minutes) and London Bridge (42 minutes).

The A23/M23 provides easy access to Brighton, Gatwick, and the M25 and national motorway network.

Sporting and recreational facilities include Wickwoods Country Club, golf at Mannings Heath and Haywards Heath, Show Jumping at Hickstead and racing at Brighton

and Goodwood. There are also a number of excellent schools in the area, in both the state and private sector, including the popular Bolney CE Primary School, Handcross Park Preparatory School, Hurstpierpoint College, Cottesmore, Brighton College, Ardingly College and Burgess Hill School for Girls.

Horsmanshoad

A stunning family home set in an elevated position in the sought-after village of Bolney. The main house has been sympathetically extended over the years, and is accessed via three electric gates, one to either end of the sweeping driveway and the other with access to the outbuildings and walled garden.

Beautifully presented by the current owners, the property has spacious accommodation over three floors. The kitchen/breakfast room has been hand built by Chalon, with custom made six-oven Aga, Miele appliances and beautiful oak flooring flowing through into a substantial dining room. Both rooms have direct access onto the south facing wrap-around original Cathedral York stone terrace with Chilstone stone and glass balustrade. The oak panelled drawing room is south facing with open fireplace to one end and French doors onto the terrace. The charming sitting room has beautifully fitted joinery, providing book shelving.

To the first floor a master bedroom suite with beautiful views to the South Downs and delightful balcony. There are a further five bedrooms on this floor, two of which are ensuite. The bathroom/shower rooms are a particular feature of the property and have all been individually designed and bespoke fitted by Catchpole & Rye and The Albion Bath Company, featuring custom cisterns and marble wash stands. To the second floor are three further bedrooms with bespoke shoe room and bathroom.





*Floorplans for Horsmanshoad, Pickwell Lane,
Bolney, Haywards Heath, West Sussex, RH17 5RH*

Approximate Gross Internal Area*:

House: 6,512 sq ft / 605 sq m

Office: 1,432 sq ft / 133 sq m, Art Studio: 764 sq ft / 71 sq m

Pool House: 1,893 sq ft / 174 sq m

Garage & Games Room: 1,593 sq ft / 148 sq m

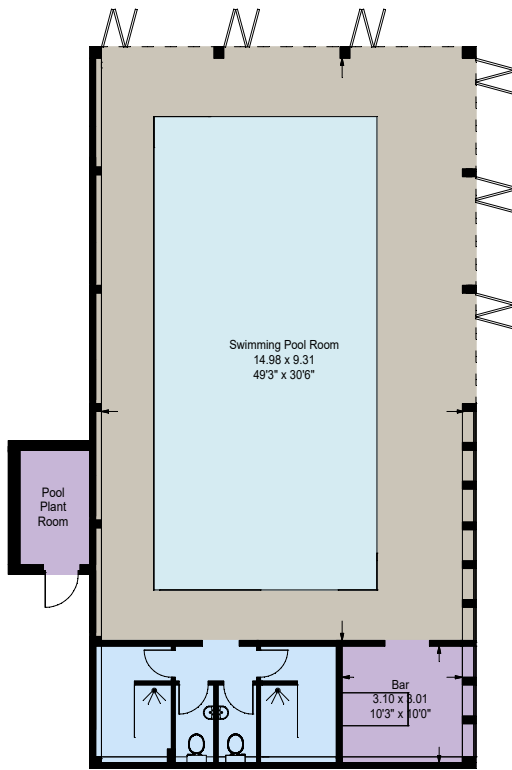
Tack Rooms: 474 sq ft / 44 sq m, Stores: 1,109 sq ft / 103 sq m

Pavillion & Summer House: 355 sq ft / 33 sq m

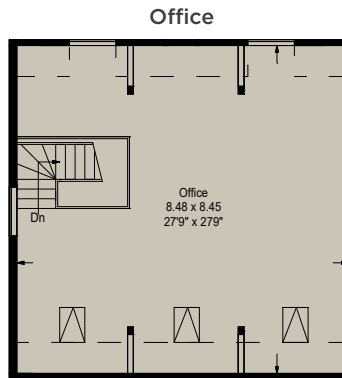
Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.

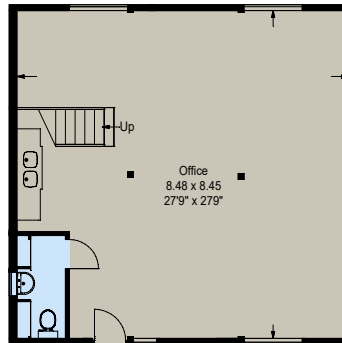




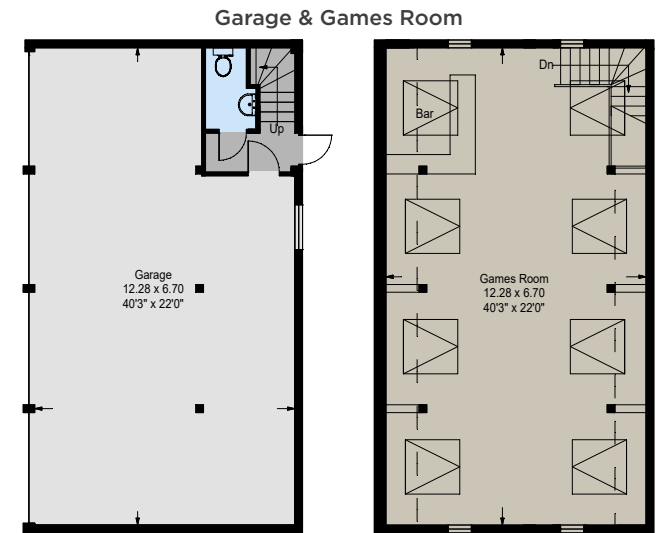
Pool House



First Floor

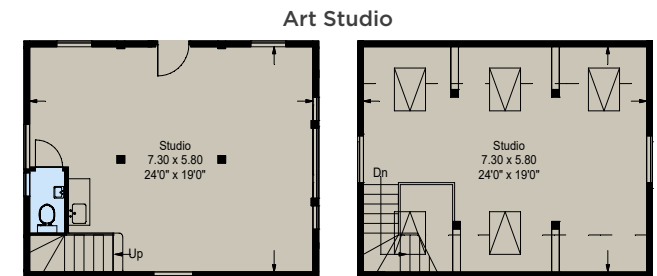


Ground Floor



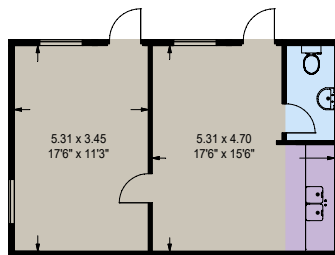
Ground Floor

First Floor

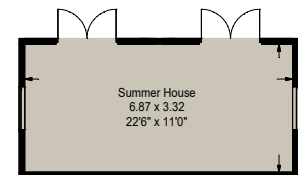
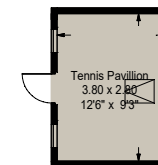


Ground Floor

First Floor



Tack Rooms





Gardens and Grounds

The custom designed swimming pool with stunning mosaic tiles is surrounded to two sides by bifold doors which allow the pool to open to the large York stone sun terrace. The swimming pool has an advanced air system to control humidity, reinforced electric pool cover and a beautifully fitted bar to one end.

There is separate access to two individual changing rooms with showers and cloakrooms with Catchpole and Rye facilities.

The parkland gardens with sweeping views to the South Downs, mainly laid to lawn and interspersed with mature trees and shrubs, leads to ancient woodland.

To the west boundary is paddock land with access via Horsmanshoad or Bunton Lane. To the gardens is a beautiful walled garden, with well stocked beds and advanced irrigation system. To the northern wall are two bespoke greenhouses.

There is a secure chicken and wild fowl area with a large pond and silver birch trees.

To the front of the house there is an orchard with a range of mature fruit trees and natural pond. The hedge lined tennis court is well maintained and has a charming tennis pavilion.







Games room

General Remarks and Stipulations

EPC Rating: E

Local Authority: Mid Sussex Council
01444 458166

Council Tax: Band H

Fixtures and Fittings: All fixtures and fittings are specifically excluded from the sale but some items may be available by separate negotiation.

Directions

From the Horsham office head north-east towards the A281. Turn right onto the A281 for 3.7 miles. At the junction turn left onto the B2115. When you get to the B2110 take a left. Then take a second right to re-join the B2115. Turn left into Staplefield lane and merge into the A23 towards Brighton. Stay on the A23 for 1 mile. Take the exit towards Bolney village. Take a left onto Broxmead Lane, and then at the fork take a right into Pickwell lane. Horsmanshead will be found on the right hand side please take access via the second gate.







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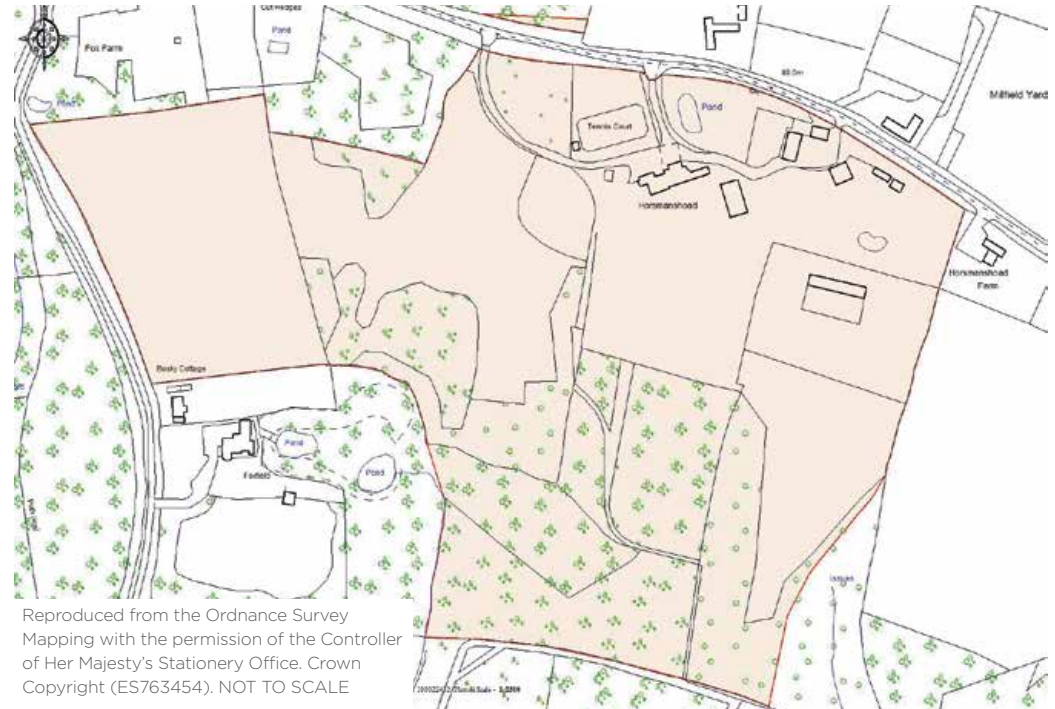
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