

Chesworth House

Horsham, West Sussex





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Horsham 0.5 miles, Guildford 22 miles, Brighton 24 miles, Chichester 31 miles, London 42 miles
(All mileages are approximate)

A remarkable Grade II* listed Tudor country house in a picturesque rural setting on the River Arun.

Accommodation

Main house

Entrance hall | Reception/Dining hall | Drawing room | Study | Sitting room | Banqueting hall | Wine store | Kitchen/Breakfast room
Cloakrooms | Boot room | Rear hallway | Dog shower room | Games room | Utility room | Boiler room

Master bedroom suite with separate dressing room | Four further bedroom suites

Loft room with sitting room

Cottage

Entrance hall | Sitting room / dining room / kitchen | Cloakroom | Four bedrooms | Two bathrooms | EPC - C

Outside

Double garage | Workshop | Store room | Studio

Additional garaging for four cars

Beautiful formal gardens | Lake and frontage to the River Arun | Parkland | Paddocks

Ancient Monument

In all about 23.52 acres

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Situation

(All times and distances are approximate)

Communications

Airports: London Gatwick - 11 miles. Heathrow - 40 miles.

Roads: A24 - 2.2 miles. A29 - 6 miles. M25 - 19.4 miles.

Trains: London Victoria - 54 minutes. London Bridge - 57 minutes.

Schools

There are a number of top class schools in the area including the preparatory schools of Cottesmore, Windlesham House and Handcross Park. Public schools includes Charterhouse in Godalming, St Catherine's at Bramley, Hurstpierpoint College, Cranleigh School, Farlington and Christ's Hospital School.

Amenities

Golf course: The area include Cottesmore Golf and Country club, Mannings Heath, Slinfold Park Golf Club, Rookwood and The Horsham Golf Centre.

Restaurants: Horsham has three restaurants with one Michelin Star, Tristan's, The Pass at South Lodge and Interlude at Leonardslee Park. (Michelin Guide 2020).





Historical Note

Chesworth House is situated within the Lordship of Horsham and became the 'manor' house for Horsham, a settlement that developed successfully enough to be granted the right to be a borough in the early 1200's.

Chesworth was given by William the Conqueror to William de Braose, who landed with him. When the last William de Braose died in 1329, with no heirs, Chesworth House passed onto Thomas (his nephew), whereupon his younger son became the owner of Chesworth at the age of 15. The house passed out of the family tree until it reappeared to descendants of Aliva, the daughter of William de Braose who married John de Mowbray.

Sir Robert Howard married the heiress Margaret de Mowbray around 1476; their son John inherited the title of Duke of Norfolk.

King Henry VIII's fifth wife, Catherine Howard spent her childhood at Chesworth. The house was then inherited by Thomas Howard, Duke of Norfolk, who was a leading character in the reign of Queen Elizabeth I; he was arrested there and executed for high treason in 1572 after which the Crown took ownership of the estate. Chesworth House was then occupied by various tenants; in 1660-61 by Queen Henrietta Maria and by Queen Catherine of Braganza in 1674, who lived there until 1699.

Charles Eversfield eventually became the lessee of the manor and his descendants purchased Chesworth. Since then, Chesworth House has been inherited and sold many times with a recent owner being a distinguished theatrical agent whose clients included Sir John Gielgud, Sir Laurence Olivier and Ingrid Bergman, all of whom visited and stayed at the house regularly.



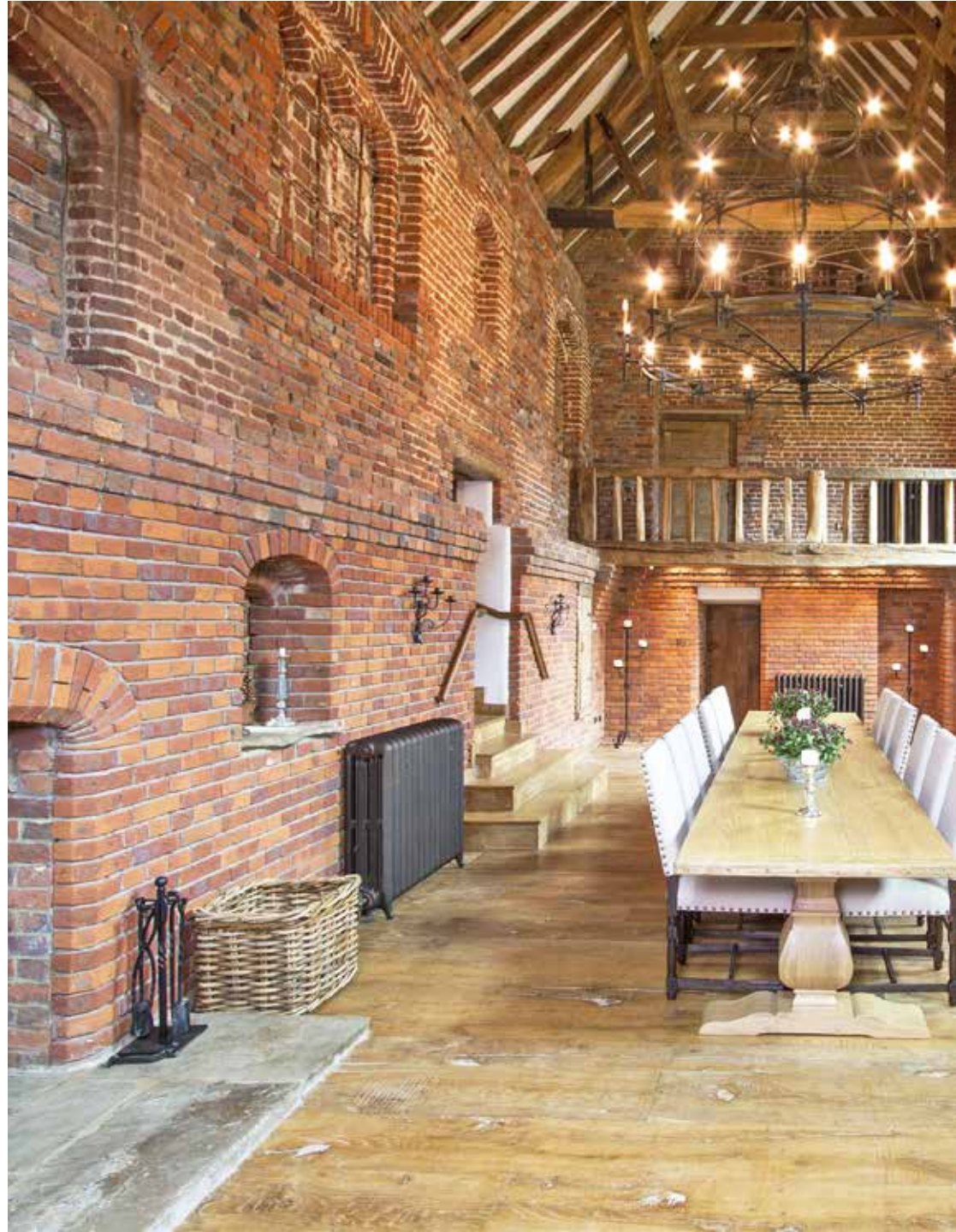
Chesworth House

Chesworth House is a magnificent Tudor country house dating from the 15th century with later 17th century additions. The house is constructed of handmade bricks laid in Flemish bond under a beautiful gabled Horsham stone roof. The property has been updated and extended to an exceptional standard and has many impressive features including inglenook fireplaces, oak boarded floors, exposed oak roof trusses and impressive solid oak doors, as well as a superb handmade Edwin Loxley fitted kitchen.

Chesworth House provides impressive and versatile family accommodation and is also ideal for entertaining. All of the rooms enjoy wonderful outlooks over the beautifully landscaped gardens.



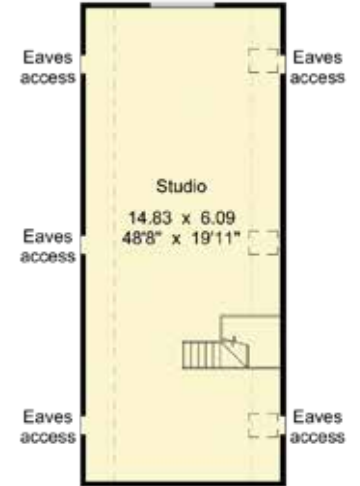
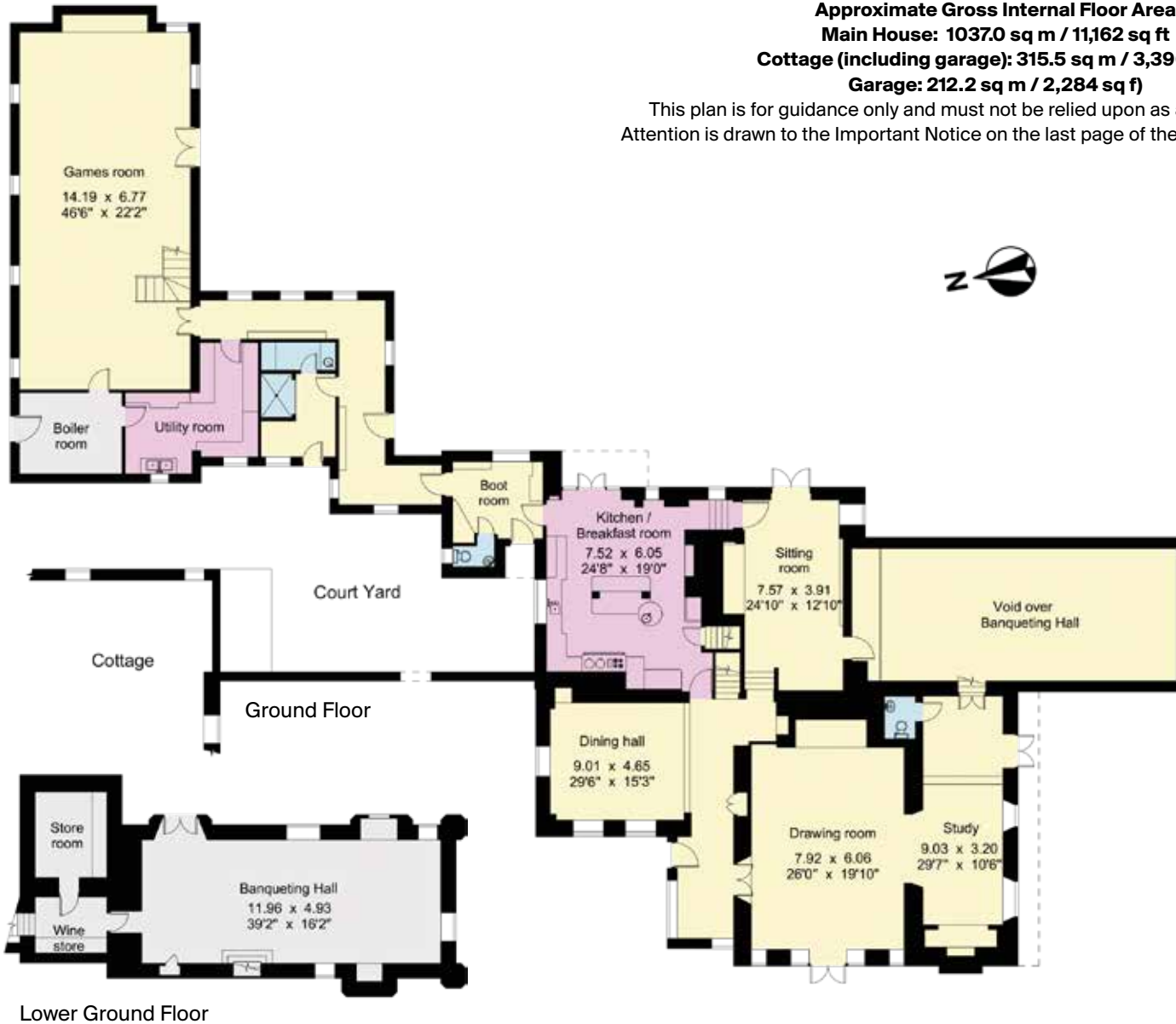






Approximate Gross Internal Floor Area
Main House: 1037.0 sq m / 11,162 sq ft
Cottage (including garage): 315.5 sq m / 3,396 sq ft
Garage: 212.2 sq m / 2,284 sq ft

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.



Studio
First Floor



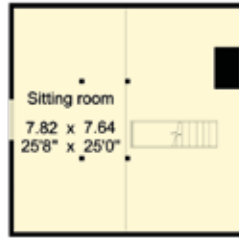
Garage
Ground Floor

(Not Shown In Actual Location / Orientation)

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



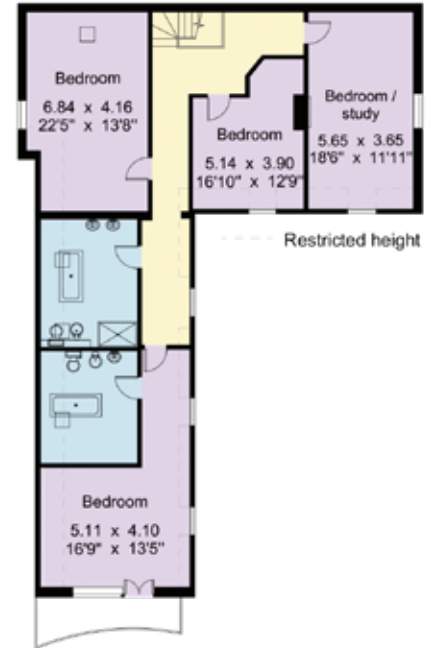
First Floor



Second Floor



Restricted height



Restricted height

Cottage First Floor



Garage
13.12 x 5.28
43'0" x 10'9"

Cottage Ground Floor

(Not Shown In Actual Location / Orientation)





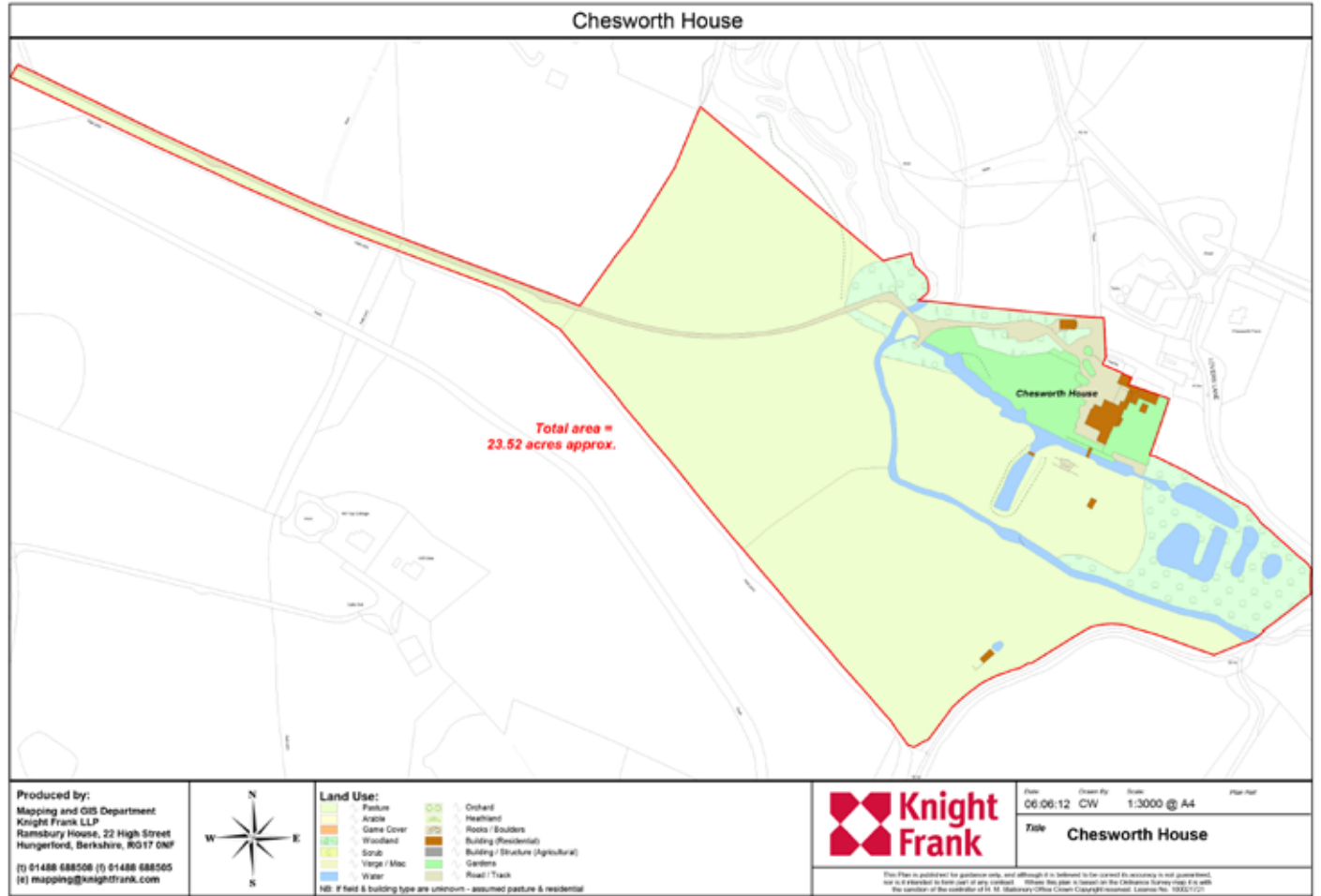


Gardens and Grounds

The property benefits from a long tree lined private driveway, giving it peace and seclusion. There is private river frontage on the Arun River, which also provides lakes and ponds off the estuary, whilst the main river continues south towards the coast. The gardens are a mixture of formal lawns, intricate walkways, mature trees, rhododendrons and a stunning rose garden. In all about 23.52 acres.



Cottage





Services

Chesworth House and the Cottage have mains electricity and water, together with private drainage and oil-fired central heating.

Energy Performance Certificate

Chesworth House – Band D

The Cottage – Band C

Local Authority

Horsham District Council: +44 (0) 1403 215 100.

Directions (RH12 1JR)

From London take the A24 southbound to Horsham. From the centre of Horsham, proceed along Albion Way leading into Park Way. At the T-junction with East Street turn right at the lights and first left at a mini roundabout onto Denne Road. Continue down Denne Road, ignoring the dead end sign, under the railway bridge and at the gates, proceed through following signs to Chesworth House, which can be found at the end of the long driveway.

Alternatively, at Junction 7 of the M25 head south along the M23 then at Junction 11, proceed west along the A264 towards Horsham. On reaching the A24 continue south and exit at the A281/Guildford Road into central Horsham, until you come to the T-junction with Albion Way. Take a left along Albion Way and proceed onto Park Way, continuing as above.

Viewing

All viewings are strictly by prior appointment with joint sole agents Knight Frank



Connecting people & property, perfectly.

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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