

Redlands Farm

Kirdford, Billingshurst, West Sussex





A superb neo-Georgian country house,
situated in over 40 acres of paddocks and
woodland, with a swimming pool, tennis court
and planning for a paddle court.

Petworth 6.8 miles, Haslemere 8.8 miles, Midhurst 13.3 miles, Guildford 15.7 miles, Gatwick 29 miles, London 48 miles
(All distances and times are approximate)


7


5


3

Summary of accommodation

Entrance hall | Sitting room | Study | Cloakroom | Kitchen/dining room | Utility room | Boot room | WC | Wine cellar

Principal bedroom suite with dressing room | Five further bedrooms | Three bathrooms

Bedroom with en suite | Plant room | Storeroom

Office

Swimming pool with pool bar area | Pool plant | WC | Shower/changing room | Tennis court | Planning permission for paddle court (Ref. No: 24/01792/DOM)

Car barn | tractor barn with inbuilt gymnasium | Feed store | Store

In all about 41.63 acres

Redlands Farm

Redlands Farm is a fine example of a modern neo-Georgian house which was built around 15 years ago. The main house exemplifies the main characteristics of a Georgian house with large sash windows, tall ceilings, and grand central staircase but all with the benefit of modern infrastructure, such as underfloor heating and double glazing.

The house is spacious, open plan and very light in all rooms. The living accommodation is made up of a large entrance hallway, fabulous kitchen dining room and extensive drawing room, all south-facing. The study is well positioned away from the hub of the house, also too are the pantry and boot room off the kitchen and away from the formal entrance.

There are seven bedrooms upstairs with the ability to treat the top floor as a separate annexe for longer term guests.

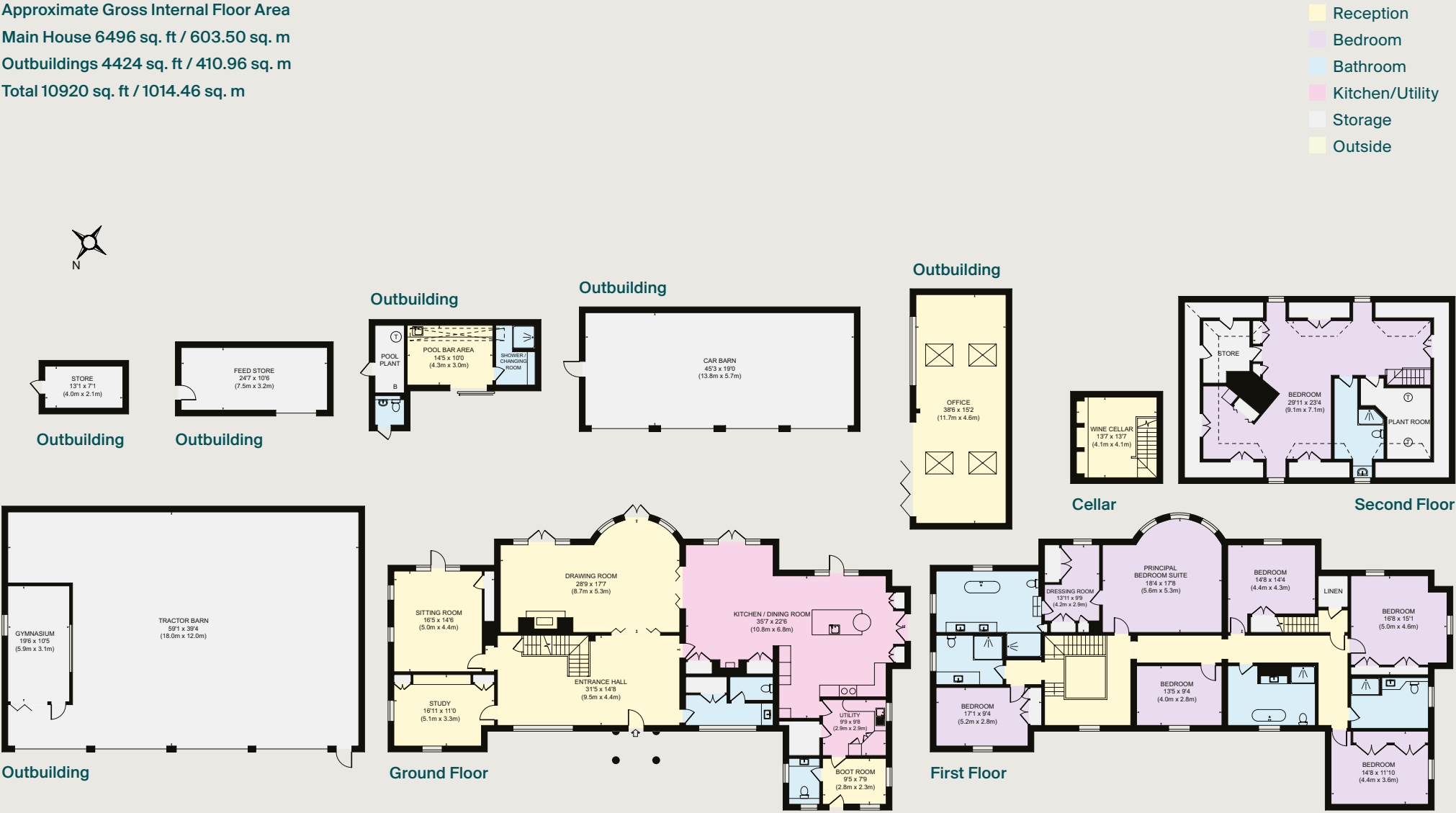






FLOOR PLAN

Approximate Gross Internal Floor Area
Main House 6496 sq. ft / 603.50 sq. m
Outbuildings 4424 sq. ft / 410.96 sq. m
Total 10920 sq. ft / 1014.46 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.

GARDENS & GROUNDS

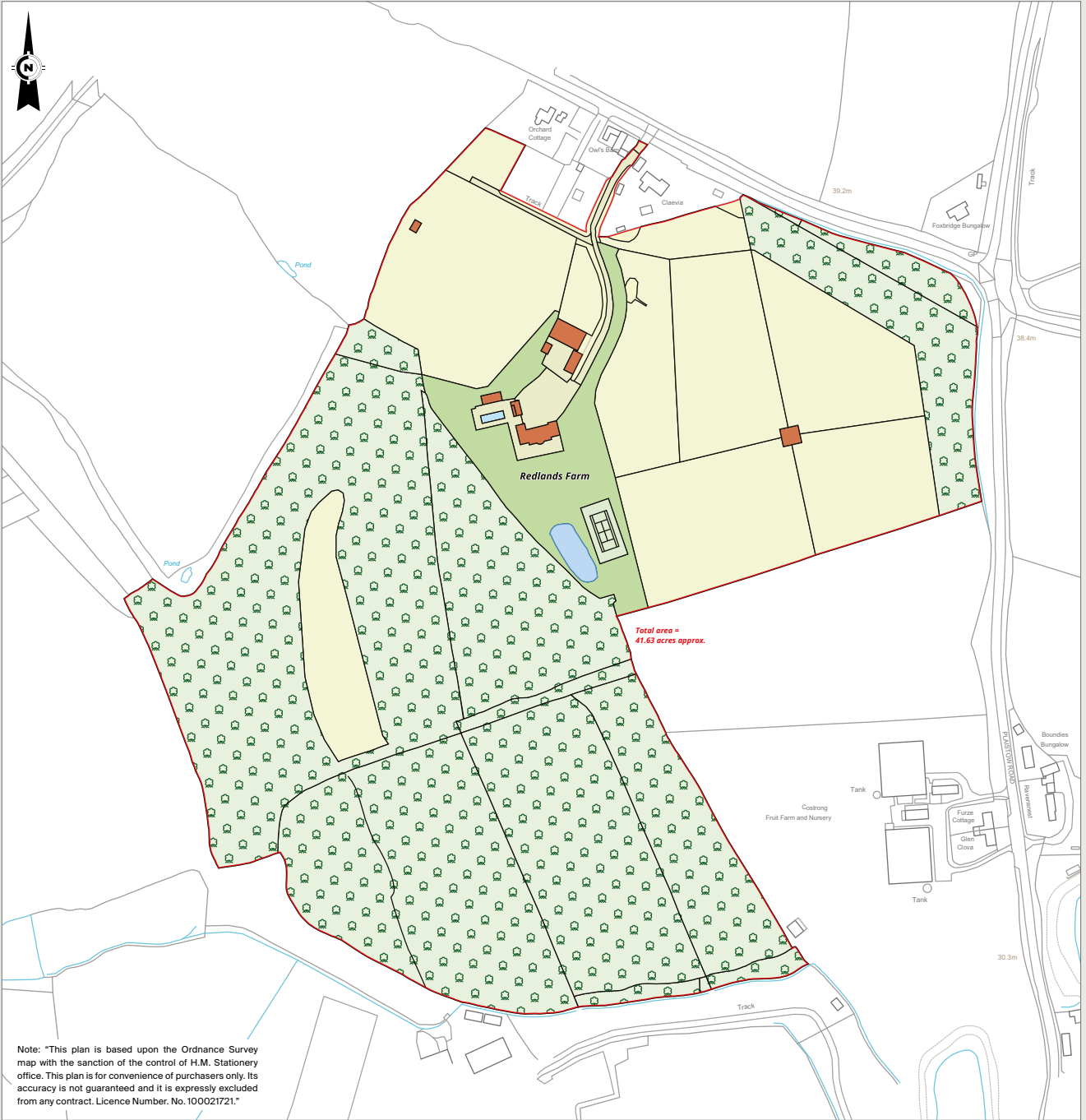
Gardens and Grounds

The formal gardens are made up of manicured lawns, raised flower, herb and vegetable beds and pond, all south-facing. Accompanying this is an 18m length heated swimming pool, a tennis court, permission granted for a paddle court, an air-conditioned home office building and a number of large agricultural buildings, one with a built-in gymnasium.

The grounds extend to approximately 42 acres which house cattle, pigs and chickens and are a series of fenced paddocks and well-presented woodland. The woodland has been opened up with a series of paths and is awash with nature, including many nightingales.







Property Information

Services: LPG underfloor heating, mains water and electric. The swimming pool is heated by an oil boiler.

Tenure: Freehold

Local Authority: Chichester County Council

Council Tax: Band D

EPC Rating: D

Directions

Postcode: RH14 OLD

What3Words: reckoned.help.playing
(take you to the start of the driveway)

Viewings: Viewing is strictly by appointment through Knight Frank.



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