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*The Lodge, Northlands Home Farm*

Bognor Road, RH12 3SH

## Property at a glance

- A truly stunning detached character residence featuring skillfully extended accommodation with spacious integral annex
- Spectacular kitchen/breakfast multi room with underfloor heating and bluetooth sound system, delightful views over the rear garden and swimming pool
- Splendid triple aspect sitting room with feature brick fireplace
- Bright and spacious triple aspect garden room with wood block flooring and stylish coved ceilings
- Separate front aspect dining room with brick fireplace - a wonderful venue for family meals and entertaining guests
- Stunning rear garden with swimming pool, large entertaining patio areas and secluded lawns
- Five generous family bedrooms, two bathrooms, larger than average first floor landing with space for study or library. Family bathroom has under floor heating.
- Additional features include attractive fire places, leaded light windows and central heating.
- Integral double garage and plenty of parking space for numerous vehicles. Plus, private rear access to substantial outbuilding and timber store
- Excellent road access via A29 and A24. Railway stations include Warnham, Horsham & Ockley

## Setting

Further benefits include central heating, attractive leaded light windows. The integral double garage is complemented by extensive driveway parking for numerous vehicles.

An exceptional family home combining character, space, and versatility in a highly convenient location.

Situated on the outskirts of the sought-after village of Warnham, just a short drive from Horsham town centre, offering a peaceful rural setting with excellent access to local amenities, schools, and transport links.

Surrounded by attractive countryside, close to the Surrey Hills AONB, with access to public brideways, public footpaths and Warnham nature reserve. The area is popular with families and professionals alike.

Convenient road connections via the A29, A24 and A23 provide easy access to London, Gatwick Airport and the south coast.

# The Lodge Northlands Home Farm

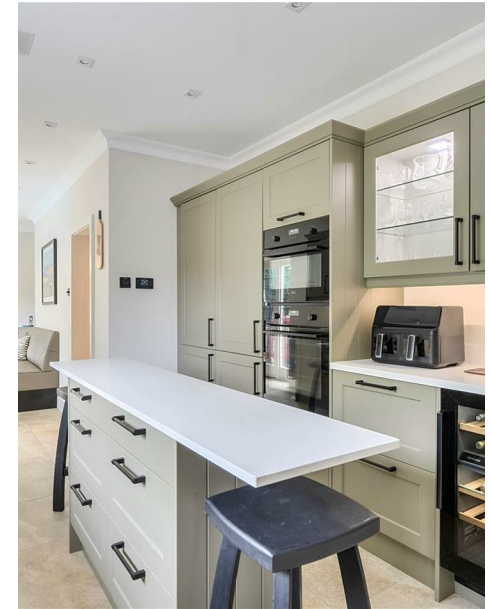
A truly stunning detached character residence offering beautifully extended and versatile accommodation, including a splendid integral annex ideal for multi-generational living, guest accommodation, or home-working requirements.

At the heart of the home is a spectacular kitchen/breakfast and family room, creating an impressive open-plan living space with delightful views across the rear gardens and swimming pool. The property further benefits from a magnificent triple-aspect sitting room featuring an attractive brick fireplace, whilst the bright and spacious double-aspect garden room enjoys wood block flooring and coved ceilings, providing a wonderful space to relax throughout the year.

A separate dual-aspect dining room, complete with a charming brick fireplace, offers an exceptional setting for family gatherings and entertaining guests.

The first floor provides five generous family bedrooms, served by two well-appointed bathrooms. A larger-than-average landing offers excellent flexibility and could accommodate a study area, reading space, or library.

Outside, the property is surrounded by stunning mature gardens featuring a swimming pool, extensive entertaining terraces, and secluded lawned areas, creating a superb environment for outdoor living. Private rear access leads to a substantial storage barn, timber store and summer house.



£1,100,000 Freehold

# Northlands Home Farm Lodge, Bognor Road, Horsham, RH12

Approximate Area = 2529 sq ft / 234.9 sq m

Garage = 163 sq ft / 15.1 sq m

Outbuildings = 358 sq ft / 33.2 sq m

Total = 3050 sq ft / 283.2 sq m

For identification only - Not to scale

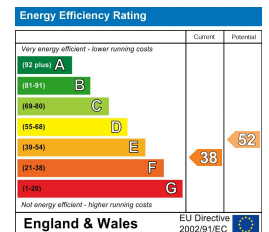


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Asprey Estates Limited. REF: 1468524

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For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents on 01737 832845.





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