



CHURCHILL
COUNTRY & EQUESTRIAN

TEDFOLD HOUSE, WEST SUSSEX

Tedfold Stud, Billingshurst, RH14 9HU

A truly magnificent Victorian property with some 7 acres, 3 stables, heated swimming pool, 2-bedroom ancillary accommodation in a spectacular park like setting with views extending across Sussex countryside.

c.7 acres | 3 box stable yard | 4 bedrooms | 2- bed ancillary accommodation | swimming pool | south facing gardens and grounds | Double Garage | Lapsed planning consent for a large single-story extension, planning No. DC/11/2078



GROUND FLOOR

- Entrance Hall
- Kitchen / Breakfast room
- Drawing room
- Sun Room
- Utility Room
- Cloakroom

FIRST FLOOR

- Master bedroom with en-suite and dual aspect French doors leading to one adjoining balcony
- Large double bedroom with en-suite bathroom
- Cloakroom

SECOND FLOOR

- Spacious gallery landing
- Double bedroom
- Further single bedroom or office

GARDENS & GROUNDS

- Set within its own park like grounds
- Some 7 acres of gardens and paddocks
- Heated swimming pool and pool house
- Carriage driveway and plenty of parking

OUTBUILDINGS

- Two bed ancillary accommodation
- Three box stable yard
- Double Garage
- Pool house

LAND

In all, the land extends to c. 7 acres of park like grounds and paddocks





The Property

Tedfold House is an impressive family home set within 7 acres of its own elegant park like grounds with views across surrounding countryside. The property forms the principal portion of the original stud farmhouse. The south facing gardens offer the perfect setting for entertaining and the property boasts a further two bed ancillary accommodation and heated swimming pool.

The property is approached along a sweeping driveway leading to a large circular carriage driveway to the front of the house and double garage. Impressive large double oak doors lead into the grand entrance hall with a spectacular six panel Gothic style window, wide open staircase and beamed vaulted ceiling. Downstairs are two well-appointed reception rooms; the elegant drawing room is equally impressive with high ceilings, ornate cornicing, and stone fireplace. The kitchen is well laid out and boasts an Aga and French doors overlooking the grounds and countryside views and leads through to the sun room, downstairs utility and cloakroom.

On the first floor the master bedroom commands stunning views with dual aspect French doors onto one adjoining balcony plus an en-suite bathroom and fitted wardrobes. The spacious second bedroom also benefits from an en-suite bathroom with french doors to a balcony. There is a cloakroom and staircase leading to the second floor with a gallery landing, one further double bedroom and the single bedroom or office space.



Outside

The property and its grounds are entirely south facing; the gardens extend to some 2.29 acres and overlook the paddocks and far-reaching views across the South Downs. The landscaped pool area has a pagoda entrance, pool house and kitchenette creating its own private haven within the grounds.

The two-bedroom ancillary accommodation, formerly the old stable block has a large patio area. It can be separated into a one double bedroom self-contained accommodation with living space, log burning stove, kitchen and bathroom and a further one-bedroom apartment or gym space with en-suite.

The three-box stable yard (12' x 12' boxes) is recently built with running hot water, electricity, and separate tack room. The paddocks are split into two totalling approx. 5.3 acres.



Location

Tedfold House is located in a rural, yet not isolated position just a short drive from both Billingshurst and Wisborough Green Villages. Billingshurst village offers a range of amenities including Sainsburys supermarket, hairdresser, butcher, Post Office and pubs and restaurants as well as main line train links to London Victoria and London Bridge.

The A272 is approximately one mile from the property with links to the A29/A24/A23. The larger provincial town of Horsham is approximately 7.5 miles away and Gatwick International Airport is approximately 21 miles away.

There is a good choice of Independent and State schools in the area. The former to include Farlington, Handcross and Cottesmore prep Schools, Hurstpierpoint Public school, Brighton College and Seaford College. The latter to include Billingshurst Primary, The Weald secondary school and Colliers Sixth Form College.

There are a number of recreational opportunities nearby including a variety of golf courses, racing at Goodwood, polo at Knepp Castle and Cowdray park and sailing at Chichester. Of equestrian interest, Pyecombe, Hickstead and Fellbridge Equestrian Centres with a variety of competition and training facilities are approximately 30-40-minute box ride away.

FURTHER INFORMATION

SERVICES: Mains electricity, water and private drainage

LOCAL AUTHORITY: Horsham District Council

TAX BAND: G

EPC: Band F

TENURE: Freehold



Tedfold House, Rowner Road, Billingshurst, RH14

Approximate Area = 2626 sq ft / 243.9 sq m (includes garage)

Limited Use Area(s) = 110 sq ft / 10.2 sq m

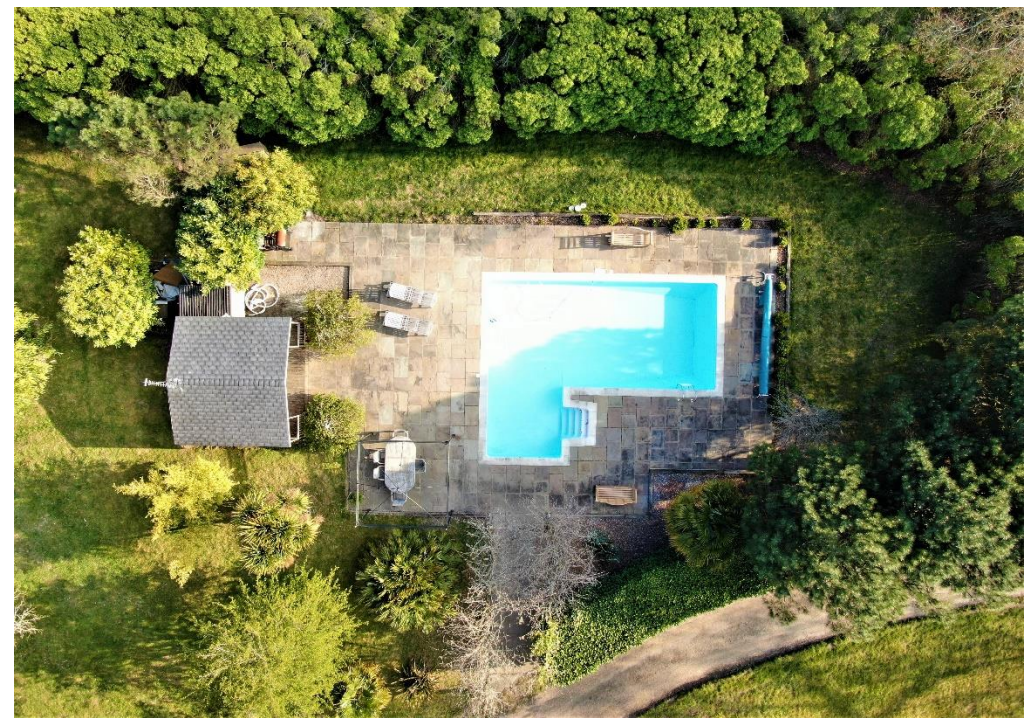
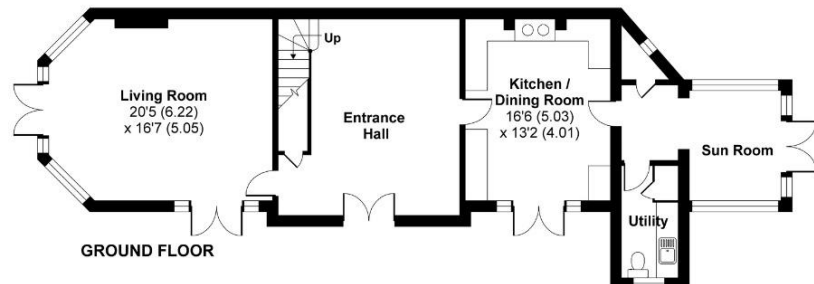
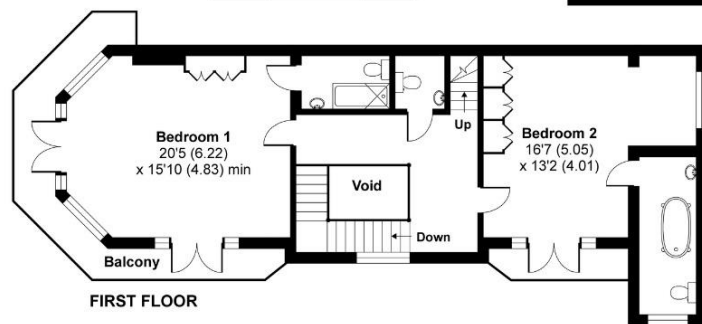
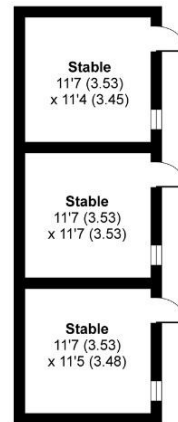
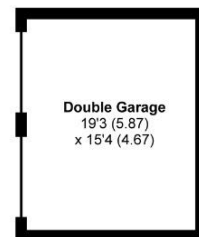
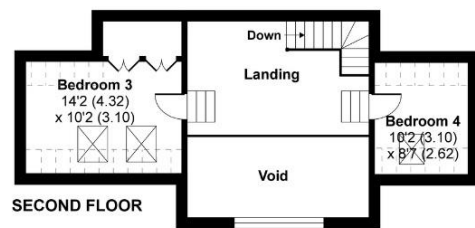
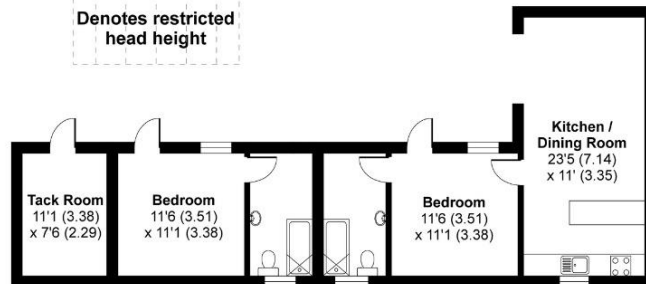
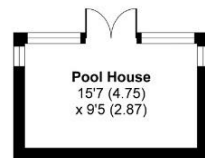
Outbuilding = 1243 sq ft / 115.4 sq m

Total = 3979 sq ft / 369.6 sq m

For identification only - Not to scale



Denotes restricted head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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