



Kings | Kent Street | Cowfold, Nr. Horsham | West Sussex | RH13 8BB

H.J. BURT
Chartered Surveyors : Estate Agents



Kings | Kent Street | Cowfold, Nr. Horsham | West Sussex | RH13 8BB

Guide Price: £1,975,000 |



- A handsome, beautifully presented & large Grade II Listed 6-bedroom farmhouse (c. 4,414sqft/410sqm) occupying a desirable & accessible rural location set within its own beautiful gardens, grounds & land extending overall to approx. 10.39 acres (4.20Ha). Freehold. Council Tax Band 'H'. EPC 'E'.
- Affording modernised accommodation of great character including entrance hall, drawing room, dining room, study/sitting room, super modern family kitchen/breakfast room opening to triple aspect orangery, 2 ground floor cloakrooms. Principal en-suite bedroom. 5 further bedrooms & 3 further bathrooms.
- Delightful gardens & grounds including private driveway to double garage with further range of outbuildings including garden/tractor store, 2 stables, feed & tack room. Pool with retractable cover & hard tennis court, 2 ponds & stream. Pasture land.
- Royal Oak historic country pub 1 mile. Cowfold 1.8 miles. Henfield 5.4 miles. Horsham 8.2 miles. Brighton 14 miles. Gatwick airport 17.6 miles. Guildford 30 miles. Central London 43 miles.

Description

Kings comprises a handsome and sizable detached farmhouse that has been sympathetically improved and modernised by the current owners to offer a beautifully presented period house with the benefit of modern comforts including super kitchen/breakfast room with triple aspect orangery off and modern fitted bathrooms. Grade II Listed, the house is understood to be at its core of 15th Century origin with later additions to the rear and including attractive external elevations of part brickwork and part mellow tile hanging and part exposed timber framing under a pitched and part hipped roof covered in Horsham stone slabs.

Internally, there are a wealth of period features including exposed beams and period fireplaces combined with the stylish interior design to provide a very appealing and comfortable family house also ideally suited for entertaining. The reception rooms face South with the **large drawing room** with fireplaces to either end and the similarly **impressive, beamed dining room with feature inglenook fireplace** with **study/sitting**

room off with corner fireplace and door out to the garden. The real heart of the house is the **stylish kitchen/breakfast room** with **pantry** and **utility room** off and with contemporary hand-built fittings topped by stone work surfaces and featuring a circular breakfast bar, Belfast sink and Aga. Two sets of glazed doors open into **the elegant orangery with fine outlook over the gardens and grounds** and including leading out to the adjacent swimming pool terrace with internal or externally accessed **shower/cloakroom**. To the first floor, the accommodation can be reached by two separate staircases and includes **six bedrooms, three of which benefit from en-suite modern bathrooms** and including **vintage style family bathroom** adjoined by a cloakroom.

Outside, the property is approached by its own electric gated private driveway opening into a sweeping gravel drive with parking for a number of vehicles and leading to the **detached timber framed double garage** with side log stores and also to **further timber framed outbuildings** providing flexible **additional garage or storage space**, or a base for equestrian-minded buyers with **side fodder/tractor storage space** and a yard including **two stables and tack/feed room** and with pretty outlook across the gardens and grounds, **adjoining brook and kitchen garden area** with mixed tree planting beyond.

The gardens themselves lie principally to the South and East of the house providing a wonderful setting and outlook with wide expanses of lawn with terracing adjoining the house and clipped box hedging to the edges of paths and terraces. A path leads to the outdoor **swimming pool with paved surround and retractable cover** plus **adjacent pool plant room**. To the Southern extremity of the garden is a large **ornate fish pond** with **part jettied deck** and framed by fine willow trees to the outer edges.

Beyond the drive and outbuildings are the additional areas of **pasture land** to the North and East sides with fence enclosed **hard tennis court** to one side and then land beyond including a **post and rail fenced home paddock with field shelter** to the East side and then an area of **light copse and wildlife pond** to the furthest, North end. The fields provide a great base for mixed grazing or, as currently utilised, for quiet enjoyment and exercise with **mown pathways between the swaths of wildflowers and grasses**. **The property as a whole extends to approximately 10.39 acres (4.20Ha).**









Location

The property occupies a desirable rural location accessed off Kent Street, a minor country lane to the South-East of the small village of Cowfold (less than 2 miles distance) and which includes a local shop, pub, church and primary school. A short drive down the lane, or a very pleasant country walk, is the historic and very popular Royal Oak pub, described *“as traditional a British pub as you are ever likely to find”*.

More extensive facilities can be found in the larger village of Henfield within 5.5 miles, or the old market town of Haywards Heath within 8 miles including mainline railway station which may also be found at Hassocks a similar distance to the East.

Horsham also has a very good range of facilities and is approachable within 9 miles, whilst the vibrant and cosmopolitan coastal city of Brighton is less than 15 miles. Access to major routes and centres is convenient with the A23 at Bolney flyover being within 3.5 miles and providing dual carriageway connections to motorway links including to the M23 and Gatwick airport being within 17.75 miles.

There are a good range of both state and independent schools for all age groups in the area. There are a good range of local footpaths accessible from the property and also a public bridleway a stone's throw away and running along the adjacent Kings/Moatfield Lane to the West.

Information

Property Reference: HJB02605. Freehold title number WSX165950.

Particulars prepared: June 2023 (ref RBA). Photos, summer 2022 & June 2023.

Services: Mains water and electricity are understood to be connected with drainage to a private Klargestor system. Oil fired central heating.

A Public Footpath passes through the Northern block of pasture land and fenced to one side. There are overhead power lines also crossing the North part of the land.

Local Authority: Horsham District Council. **Council Tax Band:** 'H'.

Directions

From the A23, exit onto the A272 signposted West to Cowfold and after approximately 2 miles take the left turning into Kent Street. Within 1 mile, the entrance to the property will be found on the left-hand side as on the plan.

What3words:///hopes.skirting.celebrate













Kings, Kent Street,
Cowfold, West Sussex



Produced on Jun 28, 2023.
© Crown copyright and database right 2023 (licence number 100059532)



50 m
Scale 1:1750 (at A4)



Viewing

An internal inspection is strictly by appointment with either joint sole agents, Strutt & Parker, Guildford; Savills, Haywards Heath, or:

H.J. BURT Steyning

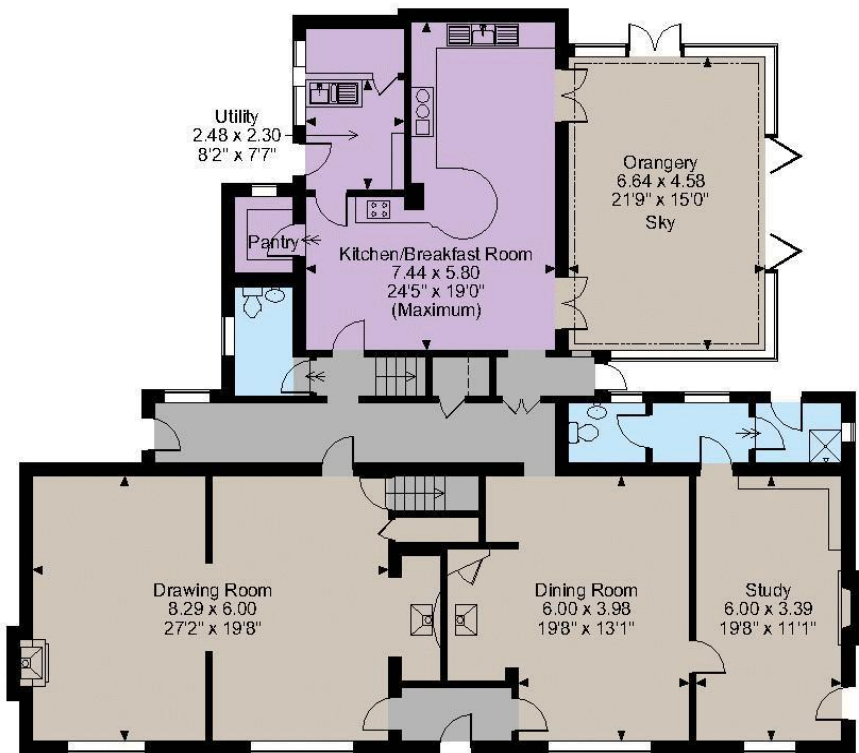
The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk

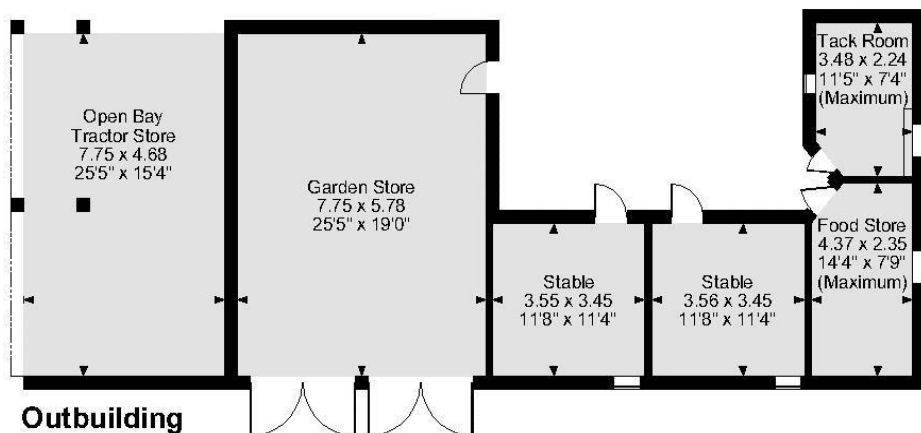
    Find us @H.J.Burt



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

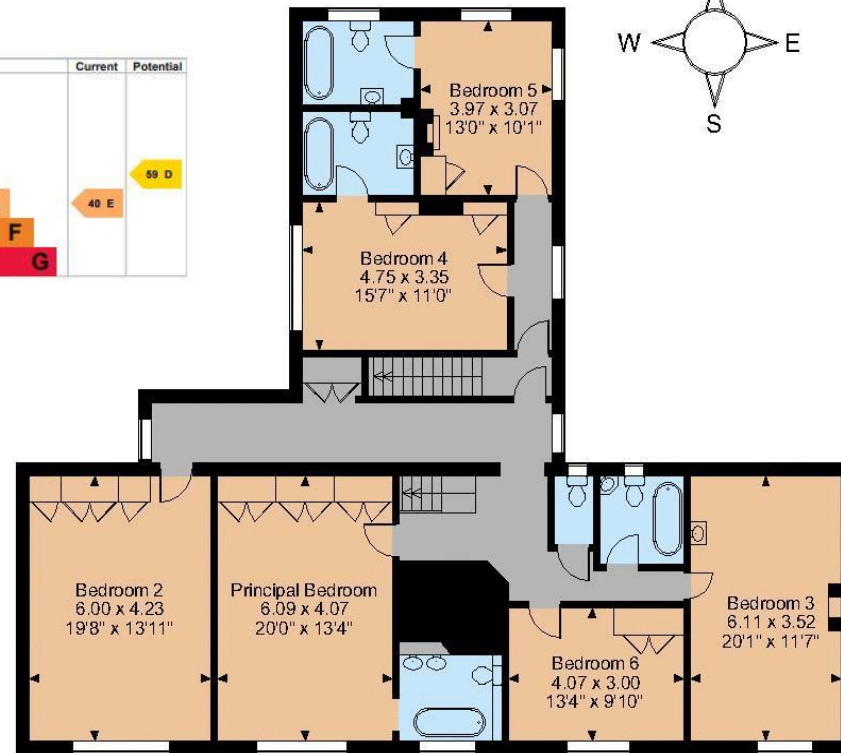
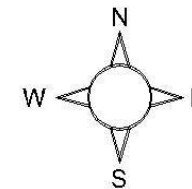


Ground Floor



Outbuilding

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	40 E	
21-38	F		
1-20	G		



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height



H.J. BURT
Chartered Surveyors : Estate Agents

rightmove
find your happy

UKLANDand
FARMS.co.uk

ZOOPLA

PrimeLocation.com

01903 879488 | www.hjburt.co.uk

Part of the Local Community since 1887 | Offices at Steyning & Henfield | Town & Village Properties | Land | Country Properties | Lettings & Management | Equestrian | Commercial | Valuations | Professional Services