



THE WOLDRINGFOLD ESTATE

NR. HORSHAM | WEST SUSSEX

*A beautifully situated estate with
superb far-reaching views to the South Downs*



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For sale as a whole or in up to 7 lots

Woldringfold House with Entrance hall | Drawing room | Dining room | Sitting room | Library | Garden room | Study
Kitchen/breakfast room | Domestic office | Butlers kitchen and extensive cellarage | Galleried landing | Principal suite
comprising bedroom with dressing room and bathroom | Six further bedrooms | Two further bathrooms | Shower room
Separate wc | Attached cottage comprising Entrance hall | Kitchen/breakfast room | Sitting room | Cloakroom | Two
bedrooms | Box room and bathroom | Garaging | Estate Office | Fuel store | Garden tractor store | Various stores
Workshop | Swimming pool | All weather tennis court | Beautifully landscaped gardens, grounds, fields and woodland
Large Victorian former stable block currently arranged as four flats with garaging, garden and woodland | Detached three
bedroom cottage with garden | Single block of wooded farmland



In all about 249.98 acres (101.17 hectares)

A BEAUTIFULLY SITUATED ESTATE WITH
SUPERB FAR-REACHING VIEWS TO THE SOUTH DOWNS

SITUATION

The Woldingfold Estate lies in an enviable quiet rural position well away from main roads, about 1½ miles to the north of the pretty village of Cowfold with its church, primary school, shop/post office and public house. Horsham, the historic regional centre in the area is about 6 miles to the north and provides an excellent range of shopping and recreational facilities, together with a mainline train service to London (Victoria about 51 minutes). Junction 11 of the M23 is about 9 miles, whilst Gatwick Airport is about 15 miles. London is about 42 miles.

There are a number of excellent schools nearby including Cottesmore School, Handcross Park School, Ashdown House School, Ardingly College and Lancing College.

SPORTING & RECREATION

Golf at Mannings Heath Golf Club, The West Sussex Golf Club and at Cowdray Park.

Racing at Goodwood and Fontwell Park.

Sailing at Chichester Harbour and Brighton Marina

Polo at Cowdray Park and Knepp Castle

METHOD OF SALE

The property is offered for sale by private treaty as a whole, or in up to 7 lots.





THE HOUSE HAS BEEN DESIGNED
TO TAKE FULL ADVANTAGE OF
THE WONDERFUL SOUTHERLY
VIEWS TOWARDS THE
SOUTH DOWNS



LOT 1 WOLDRINGFOLD HOUSE

(coloured pink on the plan)

Approached over a long driveway which winds through a privately owned estate, Woldringfold House is a substantial country house which presents attractive mellow sandstone elevations, under a mainly pitched Horsham slab stone roof. Internally, the house provides elegant and well proportioned accommodation over two floors which is now in need of some updating. The house has been designed to take full advantage of the wonderful southerly views towards the South Downs.

On the ground floor there is a large entrance hall, a splendid drawing room with an attractive open fireplace and glazed casement doors, which lead out onto a wide York stone terrace. From the drawing room double oak doors lead through to the dining room with a generous sitting room beyond. Also located on the ground floor, is an oak panelled library, again with an open fireplace, a study and a large garden room. The well arranged ground floor accommodation is ideally arranged for large scale entertaining and is complemented on the first floor by a spacious principal suite, six further bedrooms, two bathrooms, a shower room and a separate cloakroom. Notable features within the house include limed oak panelled doors, extensive oak book shelving in the library and a wide turned staircase with a half landing.

In addition, and attached to the west of the main house is a two storey two bedroom cottage. Located between the main house and the cottage is a cobbled courtyard, with an underground petrol tank, enclosed on two sides by garaging, a workshop and various stores.

Beautifully landscaped gardens and grounds surround the house. Immediately adjacent to the southern side of the house are two wide York stone terraces with steps leading down to a lawn with two attractive semi-circular paved sitting areas. From this lawn, a further flight of steps leads down to the principal gardens, which are bound by well stocked and colourful herbaceous borders, enclosed in part by clipped yew hedges.

To the west of the formal gardens is a mosaic tiled Roman style covered swimming pool and an all weather tennis court. Lying to both the east and north of the house are extensive lawned gardens and grounds with banks of mature rhododendrons and some magnificent oak trees. Beyond the formal gardens to the south of the house are four arable enclosures with a number of magnificent oak trees, and an area of woodland known as Northfield Wood.

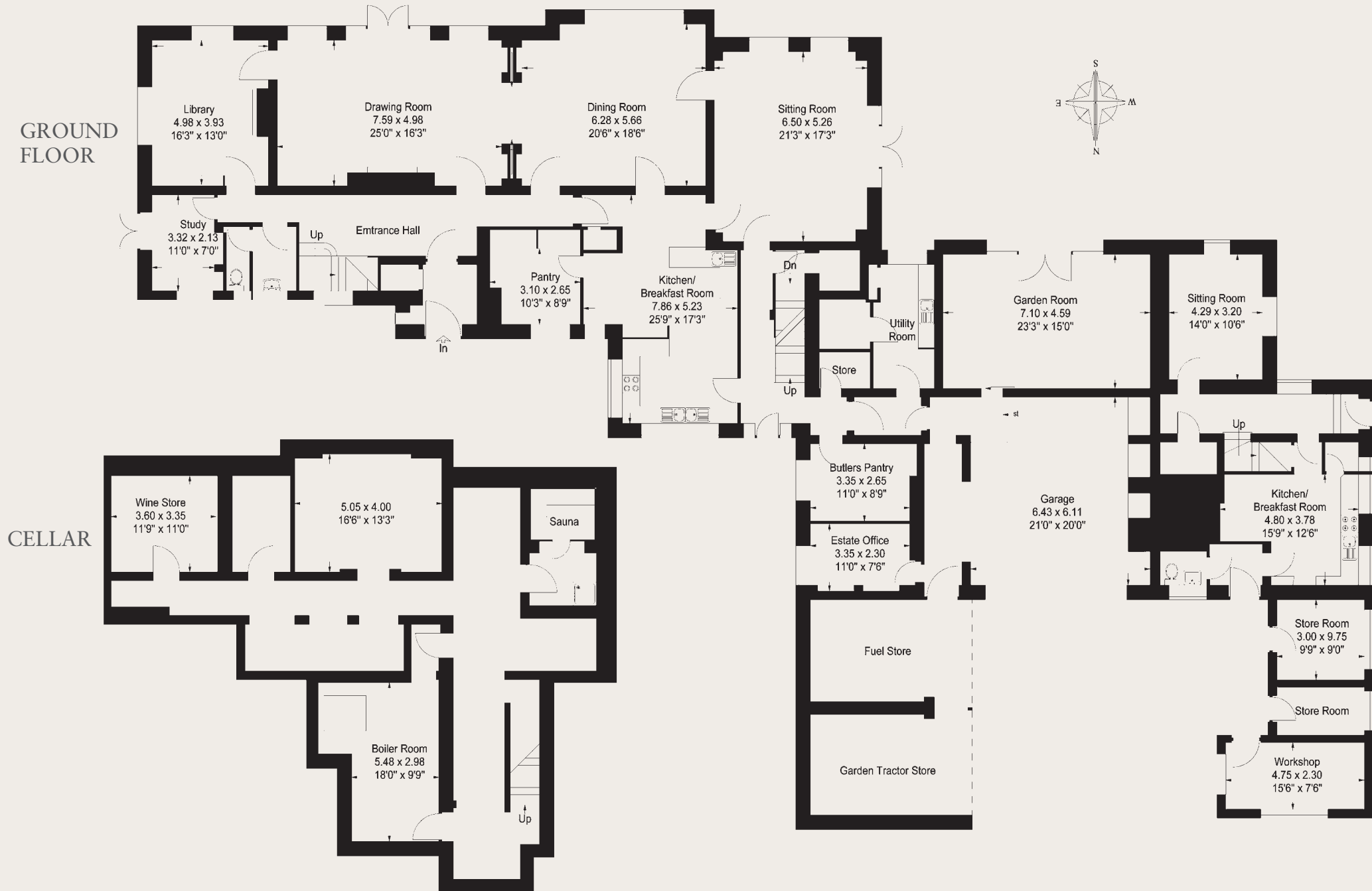
About 170.37 acres (68.96 hectares)

Services Mains water and electricity. Private drainage.
Oil fired boiler





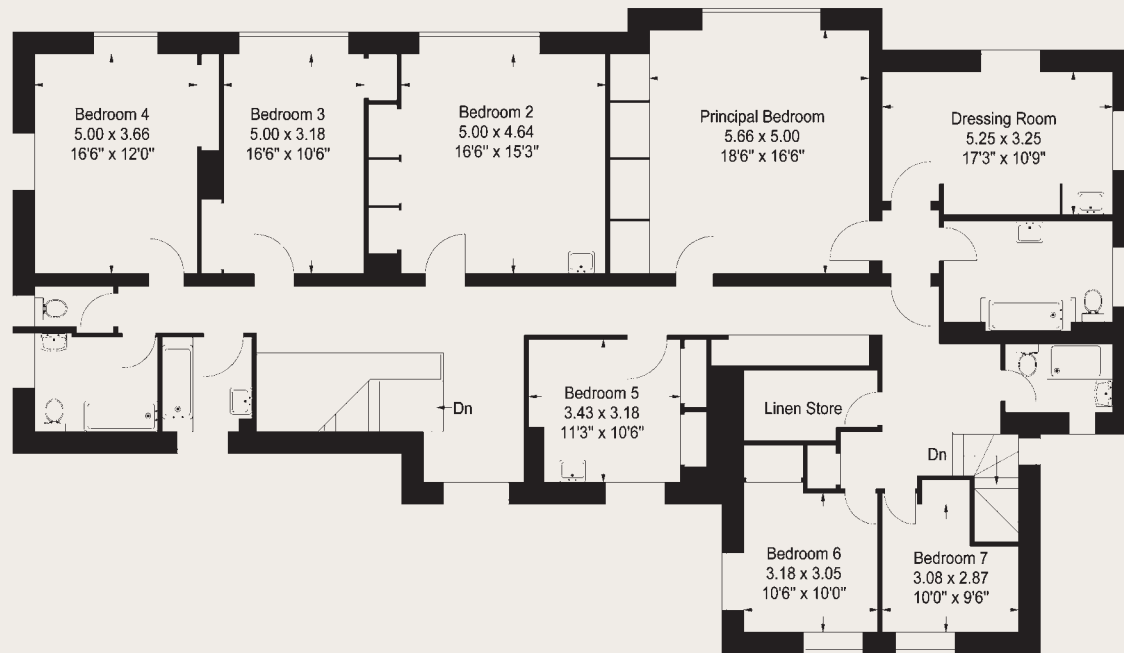
WOLDRINGFOLD HOUSE - GROUND FLOOR AND CELLAR



For identification purposes only. Not to scale

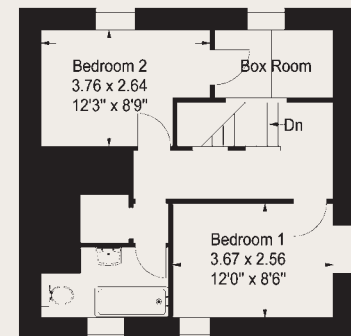
WOLDRINGFOLD HOUSE - FIRST FLOOR AND SECOND FLOOR

FIRST FLOOR

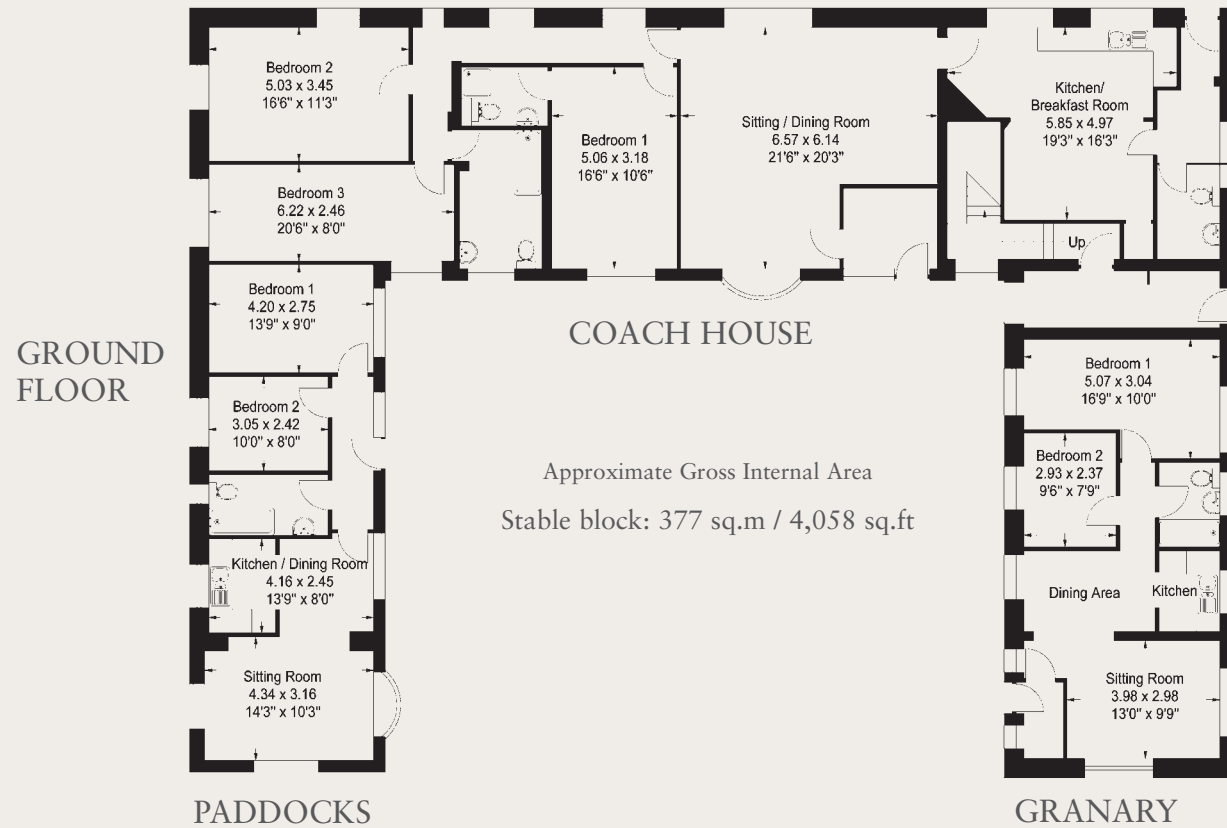


Approximate Gross Internal Area
House: 950 sq.m / 10,226 sq.ft

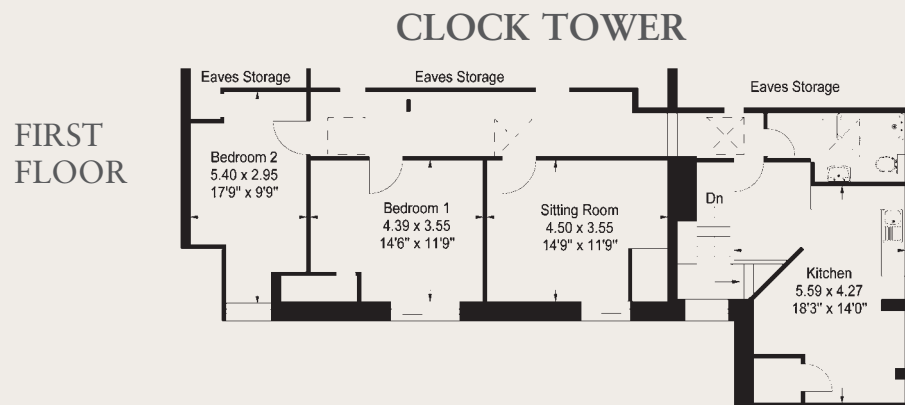
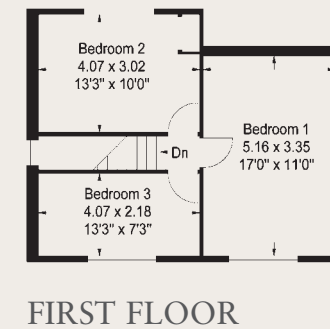
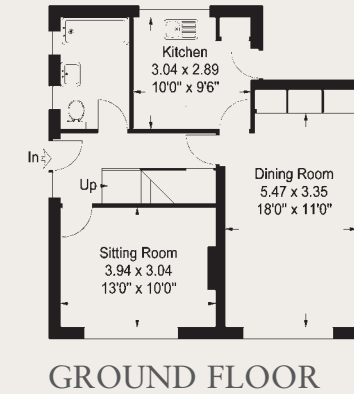
SECOND FLOOR



THE STABLE BLOCK



HOUSE WOOD COTTAGE



For identification purposes only. Not to scale

LOT 2 THE STABLE BLOCK

(coloured purple on the plan)

Approached via Burnthouse Lane, the stable block presents mellow sandstone elevations under a pitched clay tile roof with an attractive clock tower. The property is believed to be of Victorian origin and is currently arranged as four flats. The stable block is arranged around an attractive cobbled courtyard, and it is thought, subject to obtaining the necessary Planning Consents, that it could be converted to form a substantial family house.

The gardens lie principally to the west and north of the property, being laid mainly to lawn and enclosed in part by post and rail fencing. Beyond the gardens to the north there is an area of woodland, known as Upperbarn Wood. Lying to the south of the stable block is a garage block providing garaging for five cars, beyond which there is a further lawn and a dilapidated brick and tile former generator house. From the property there are some wonderful views over the surrounding countryside to the South Downs.

About 4.18 acres (1.68 hectares), including the driveway.

Services Mains water and electricity. Shared private drainage.

LOT 3 HOUSE WOOD COTTAGE

(coloured light green on the plan)

Approached via Burnthouse Lane, a detached cottage in need of updating lying to the east of Lot 2 and of brick construction under a mainly pitched clay tile roof. The cottage comprises an entrance hall, kitchen, sitting room, dining room, bathroom and three bedrooms.

Outside, there are lawned gardens.

About 0.20 acre (0.08 hectares)

Services Mains water and electricity. Shared private drainage.

LOT 4 PEACOCKSHILL WOOD

(coloured blue on the plan)

A block of woodland lying to the west.

About 5.76 acres (2.33 hectares)



THERE ARE FOUR ARABLE
ENCLOSURES WITH A NUMBER OF
MAGNIFICENT OAK TREES, AND AN
AREA OF WOODLAND KNOWN AS
NORTHFIELD WOOD

LOT 5 NEARER PARK

(coloured orange on the plan)

A gently sloping paddock lying immediately to the south of Lot 2, with a small central area of mixed woodland and a number of magnificent oak trees.

About 10.84 acres. (4.39 hectares)

LOT 6 HACKNEYS

(coloured green on the plan)

A large arable field bordered by an area of woodland with

road frontage on to Burnthouse Lane.

About 12.93 acres (5.23 hectares)

LOT 7 PARK FIELD

(coloured yellow on the plan)

A block of arable land with an area of woodland to the north and road frontage on to the A281.

About 45.70 acres (18.50 hectares)





GENERAL

Tenure and possession The property is offered freehold. The farmland is let on a Farm Business Tenancy to Mr John Ford for a term up to the 16th September 2012, however the Landlord can break the agreement by serving at least twelve months notice to expire on the 16th September in any year of the agreement. Further details are available from the selling agents.

Single farm payment As part of the Farm Business Tenancy, on termination the Entitlements attaching to Woldringfold will be transferred to the Landlord or third party as directed by the Landlord. If the Farm Business Tenancy is terminated prior to 2012 compensation is payable to the tenant. Further details are available from the selling agents.

Easements and rights of way There are a number of third parties that have a Right of Way along the main drive both from the A281 and Burnthouse Lane. Further easements and wayleaves exist in relation to services. A number of public footpaths cross the property.

Health and safety Given the potential hazards of inspecting a substantial property, we would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the outbuildings and petrol pump.

Local authorities Horsham District Council Tel: 01403 215100
West Sussex County Council Tel: 01273 777100

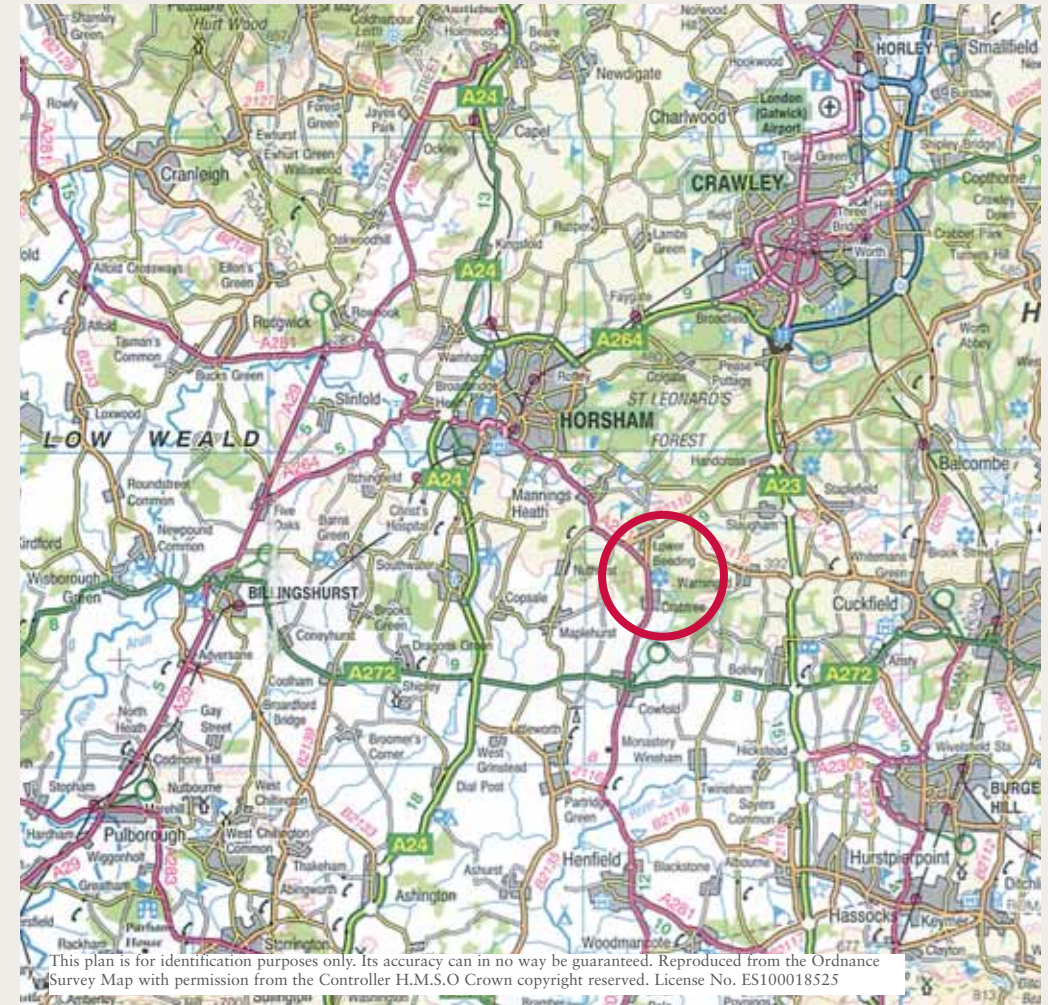
Viewing Strictly by confirmed appointment with the joint selling agents, Strutt & Parker, Lewes Office, Tel: 01273 475411 or Henry Adams, Chichester Office Tel 01243 533633

Postcode RH13 6NL

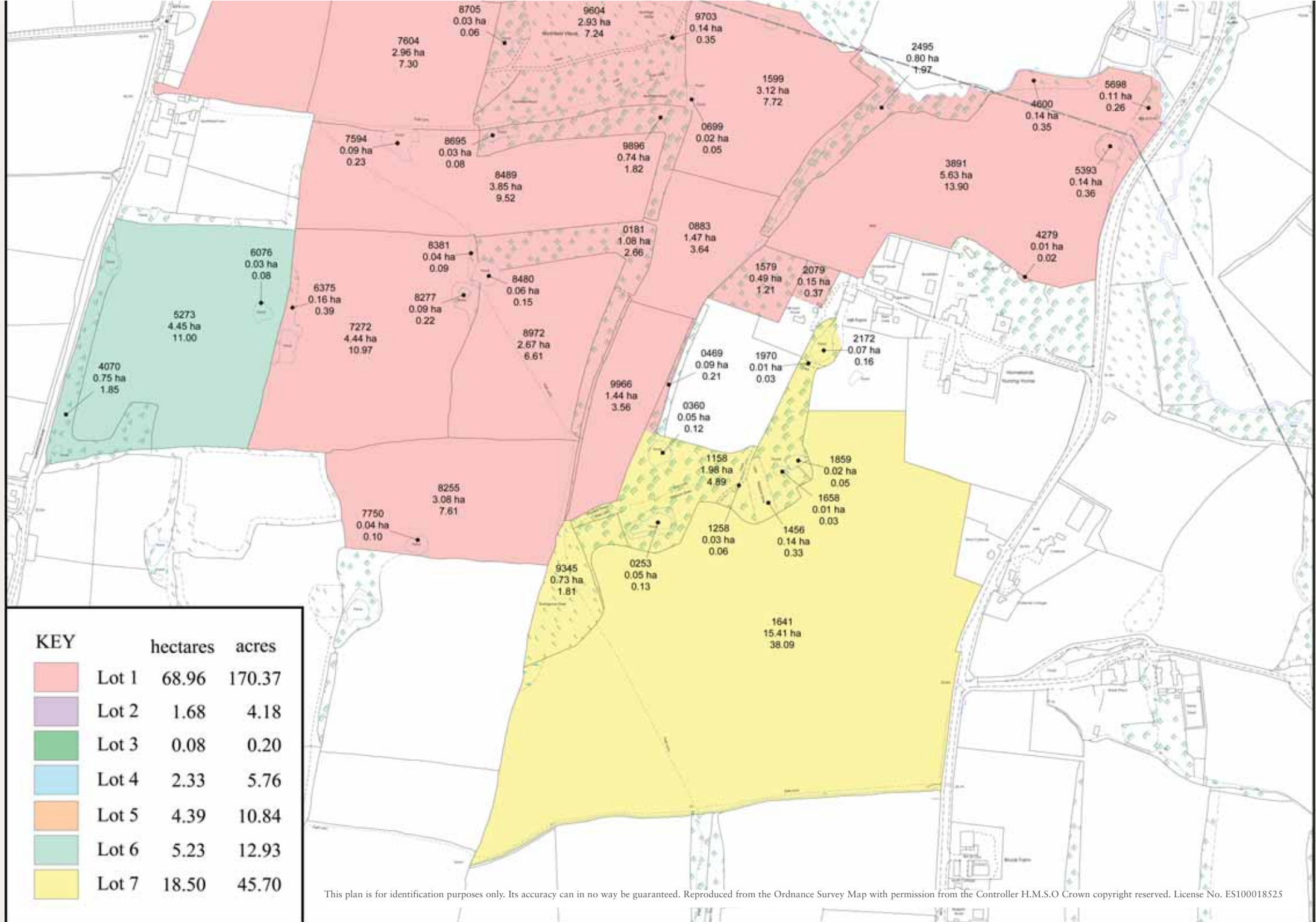
DIRECTIONS

From the centre of Cowfold, proceed north on the A281 signposted to Lower Beeding and Horsham. Continue north on the A281 for approximately 1 mile and the entrance driveway marked Woldringfold will be found on the left (immediately before Picts Lane on the right).

Follow the tarmac drive, and after a short distance take the drive around to the left, continuing up the hill and Woldringfold will be seen straight ahead.



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