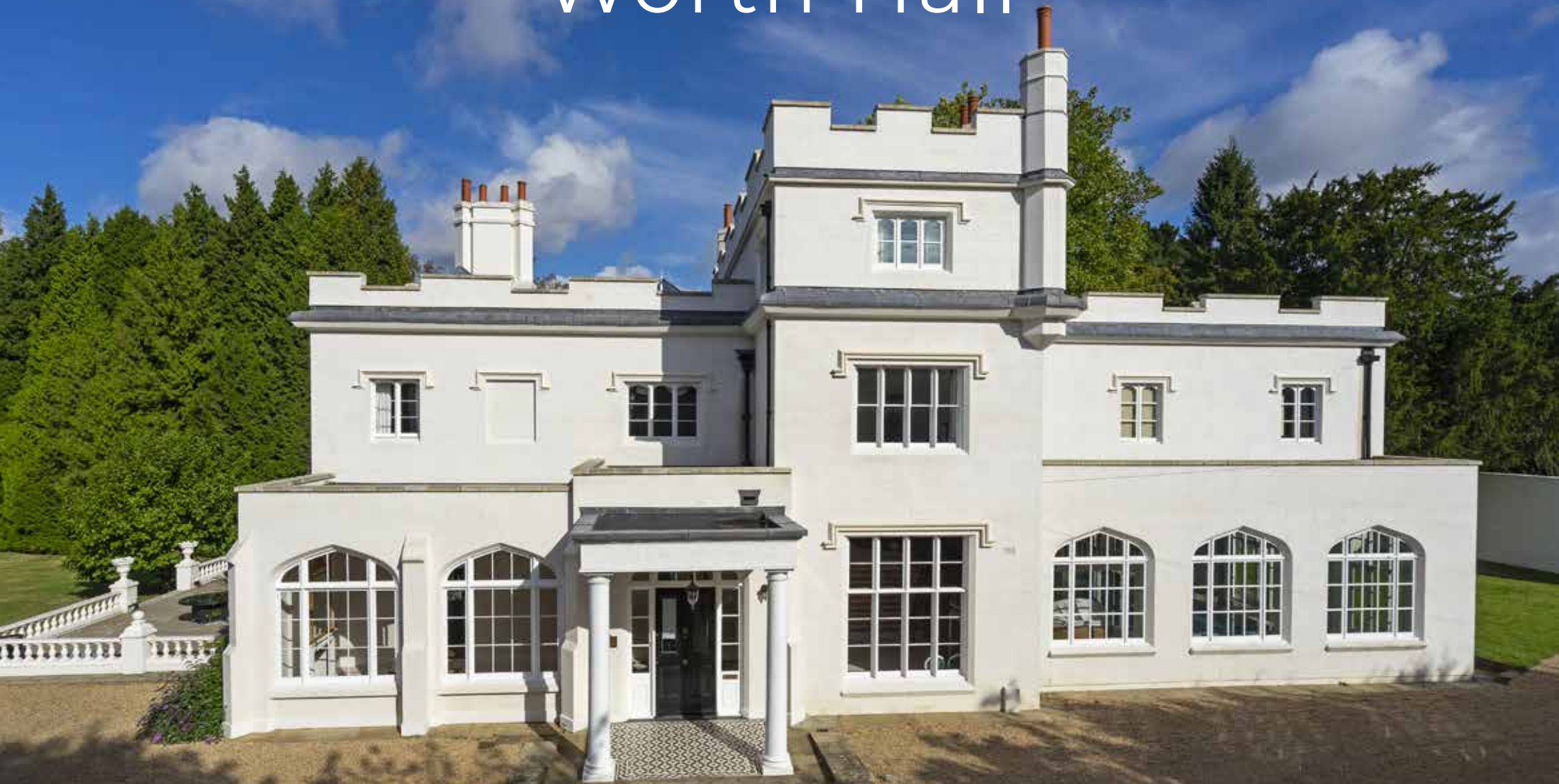


# Worth Hall



WORTH | WEST SUSSEX









# Worth Hall

TURNERS HILL ROAD | WORTH | WEST SUSSEX | RH10 4PE

Impressive Grade II listed mansion in a  
convenient rural location

Freehold

Entrance hall, reception hall, drawing room, dining room, sitting room,  
library with mezzanine study, utility room, cloakroom

Cinema, billiard room, playroom

Master bedroom with en suite bathroom, 6 further bedrooms (3 en suite),  
3 bath/shower rooms

Indoor swimming pool with mezzanine bar

Wine cellar, pool equipment room

## **Cottage**

Kitchen, living room, mezzanine bedroom, bathroom

6 bay open garage & loft, timber garden room, timber shed

Garden

**About 3 acres**

EPC exempt

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01444 446000

Your attention is drawn to the Important Notice on the last page of the text







## DESCRIPTION

Grade II listed and believed to date from the 1840s, Worth Hall is a striking white rendered detached mansion with castellated elevations under and slate tiled roof.

With grand proportions, wonderful period details and elegant décor, Worth Hall is a prime country residence which is ideally suited for both entertaining on a grand scale in the formal drawing and dining rooms, and for luxury family life with a first floor cinema room and billiard room, and a heated indoor swimming pool with spa pool and a spiral staircase leading up to the spacious mezzanine bar. Day to day life is served by a sitting room adjoining the kitchen/breakfast room, and a library with mezzanine study area.

The impressive kitchen/breakfast room is fitted with an excellent range of bespoke cabinetry, including a central island with breakfast bar, and fittings include a pair of Gaggenau fridge freezers and Miele appliances. Full height French doors opening to the west facing terrace, creating a wonderful space to eat al fresco.

There are seven bedrooms in all arranged over the first and second floors. Four are en suite and there are three further bath/shower rooms. A first floor playroom could also be used as a bedroom, if required. The floorplans give an excellent overview of the full extent and layout of the accommodation.

Outside, the property is approached via a track over the surrounding land, which leads up to the electronically operated wrought iron gates, opening to Worth Hall's private drive.

Beyond the house is the one bedroom Cottage, which could be used as staff or guest accommodation. A six bay open garage, with a large loft room over, provides covered parking and storage; a fully boarded timber garden room with power connected is ideal for garden parties.

The gardens are mainly laid to lawn, and lie predominantly to the west of house, with established trees and shrubs screening the boundary. The grounds extend in all to about three acres.

## AGENT'S NOTE

Worth Hall has right of way across the track leading to the property, and the short spur across the field to leave.

There is a Japanese knotweed management plan in place. A copy can be supplied on request.















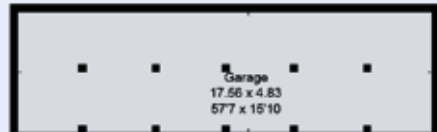
# WORTH HALL

Approximate Gross Internal Area:  
 1032.0 sq m / 11108 sq ft (Including Swimming Pool / Excluding Void)  
 Garage Loft Room = 85.9 sq m / 925 sq ft (Excluding Garage)  
 Coach House = 64.5 sq m / 694 sq ft  
 Garden Room = 39.8 sq m / 428 sq ft  
 Library Mezzanine / Bar = 64.1 sq m / 690 sq ft  
 Total = 1286.3 sq m / 13845 sq ft  
 Including Limited Use Area (29.9 sq m / 322 sq ft)  
 For identification only. Not to scale.

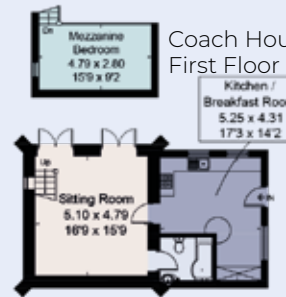
Garage: First Floor



Garage: Ground Floor  
(Not shown in actual location/orientation)



Coach House:  
First Floor

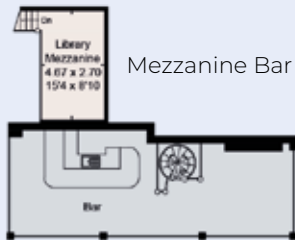


Coach House: Ground Floor  
(Not shown in actual location/orientation)

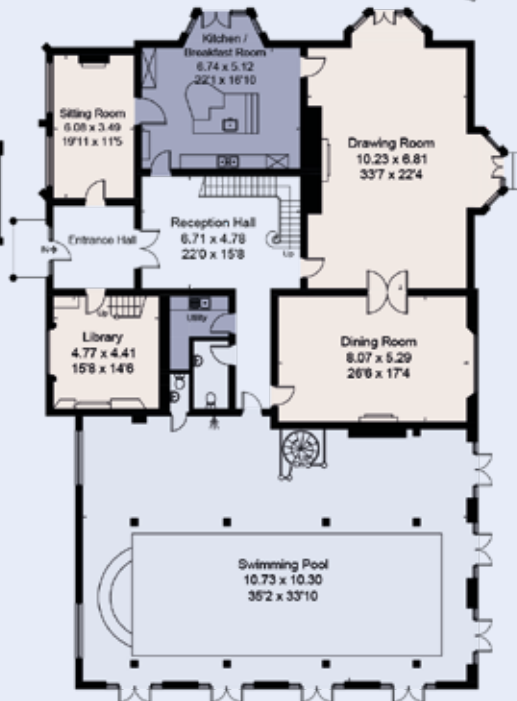


Garden Room  
(Not shown in actual location/orientation)

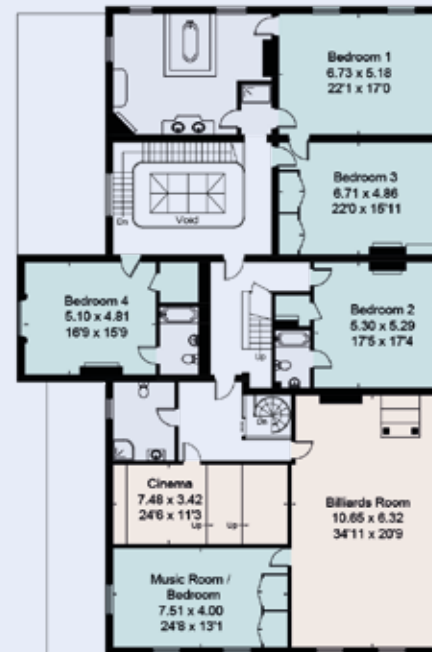
Mezzanine Bar



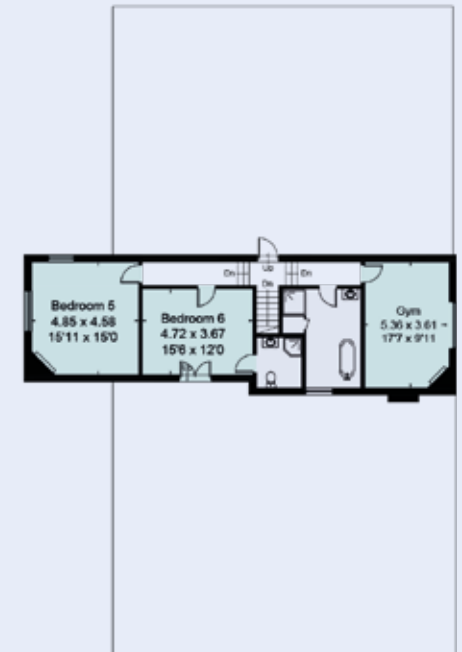
Lower Ground Floor



Ground Floor



First Floor



Second Floor





## SITUATION

Worth Hall is situated in a lovely semi-rural position on the western edge of Turners Hill, within excellent reach of schools, national and international transport links. Turners Hill provides for day to day needs with a village shop, two churches, two public houses and a primary school; comprehensive shopping is available at Crawley (4.2 miles) and Haywards Heath (nine miles).

Sussex offers many excellent sporting opportunities with golf at Royal Ashdown, Haywards Heath and Piltown, and many other courses across the county. There is racing at Goodwood, Lingfield and Plumpton, and sailing at Ardingly Reservoir and the coast.

Spa and country house hotels include Alexander House, Ashdown Park Hotel, Gravetye Manor and Ockenden Manor. Lewes and the City of Brighton & Hove offer a range of theatres, cinemas, shops and restaurants.

Transport: Three Bridges station (2.6 miles), London Bridge/ Victoria from 35 minutes or Gatwick airport (seven miles) for the Gatwick Express. The M23 lies to the west, giving onward access to the motorway network and the South Coast.

Schools: There are many highly regarded state and independent schools in the area, including Cumnor House, Worth School and Ardingly College.





## DIRECTIONS

From the B2028 at Turners Hill, take the B2110 west; at the fork bear right onto Turner's Hill Road (signposted Worth). Continue forward passing Tulley's Farm on the left; after about half a mile and immediately after passing Wallage Lane on the right, take the left turn into the track signposted Worth Hall and Littleworth.

Worth Hall is on the left. To exit, keep left as the track forks.

## SERVICES

Oil fired central heating. Mains electricity and water. Private drainage.

## LOCAL AUTHORITY

Mid Sussex District Council. Council tax bands: Worth Hall H, Worth Hall Cottage A

## VIEWING

Strictly by appointment with Savills on 01444 446000.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

## IMPORTANT NOTICE:

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