

LOCK HOUSE

PARTRIDGE GREEN  WEST SUSSEX



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PARTRIDGE GREEN, WEST SUSSEX, RH13 8EG

Horsham 10 miles, Brighton 16 miles, Guildford 30 miles, London 47 miles, Gatwick airport 23 miles
(All distances and times are approximate)

**A substantial Grade II listed country house
providing extensive accommodation and set within mature grounds**

Reception Hall, Drawing Room, Dining Room, Walnut Room, Loggia, Kitchen / Breakfast Room,
2 Studies, Utility Room, Media Room, Staff Office, Games Room, Principal Bedroom Suite with
Dressing Room and Sitting Room, 6 En suite Bedrooms and 3 Further Bedrooms

Leisure Complex with Indoor Swimming Pool, Gymnasium, Cellars and Attic Rooms,
3 Bedroom Staff Cottage, Guest Cottage, Tennis Court and Pavilion, Summer House
Outdoor Swimming Pool, Helicopter Hangar, Mature Gardens and Pasture
EPC exempt

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ABOUT 84.75 ACRES



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ABOUT THE PROPERTY

Lock House is a substantial country house built in about 1900 in the Vernacular Revival style. The property was refurbished and extended in the 1930s for the Harvey family, and in more recent years has been further reconfigured to provide a home of quality and comfort, complete with a leisure complex with indoor swimming pool. Many of the Art Deco features have been retained.

The property is approached from the drive through a porte-cochere which leads to the fine reception hall with Jacobean style carved staircase.

Features of particular note include the elegant south facing drawing room with marble fireplace and the Walnut Room with its beautiful panelling. The potential kitchen/family room occupies the former ballroom and is ideal for modern family life.

The majority of the bedrooms are arranged in suites, including an extensive and luxuriously appointed principal suite.

Including the adjoining three bedroom staff accommodation and leisure complex, the main residence extends in all to nearly 20,000 sq ft. In addition there is extensive garaging and a guest cottage.

The gardens, grounds and associated land extend in all to about 84.75 acres.







LOCAL INFORMATION

Lock House is situated in an outstanding rural location, in the beautiful countryside of West Sussex. It is approached by a long private lane and has wonderful views to the South Downs.

Despite the enviable rural setting, the property is not remote and local shopping facilities and amenities can be found in Partridge Green. The larger towns of Horsham, Brighton and Guildford are about 10, 16 and 30 miles respectively providing comprehensive shopping facilities.

Fast and frequent mainline rail services operate from Horsham (London Victoria approximately 55 minutes), Brighton (London Victoria approximately 51 minutes and London Bridge approximately 56 minutes), Haywards Heath (London Bridge and London Victoria approximately 44 minutes).

The area is renowned for its exceptional private schooling, including Windlesham House, Cottesmore, Worth, Hurstpierpoint College, Christ's Hospital, Farlington, Penthorpe, Lancing College, Ardingly, Brighton College and Roedean.

Local sporting facilities include sailing along the south coast with marina facilities at Brighton Marina and Chichester Harbour. Horse racing at Plumpton and Goodwood, with Ascot and Epsom further afield. Polo at nearby Knepp Castle and Cowdray Park, and Guards and the Royal Berkshire at Windsor which are further afield.

The internationally renowned Glyndebourne Opera House is in Lewes; Petworth Park and the Brighton seafront are within easy reach and there are wonderful walks across the South Downs.

The A23, A24 and M23 give access to the M25 and national motorway network.



LOCK HOUSE, PARTRIDGE GREEN

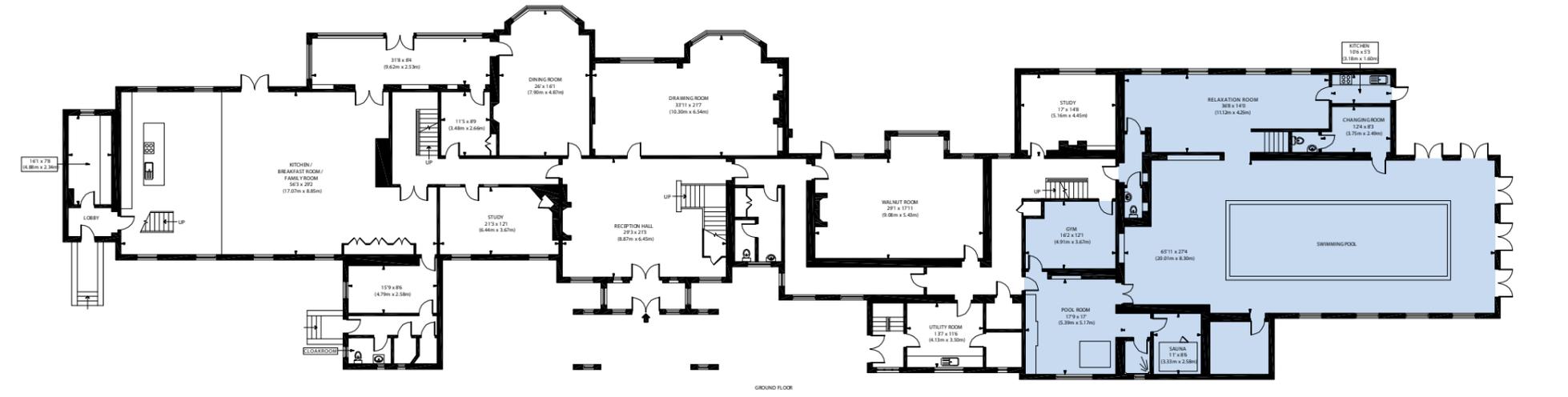
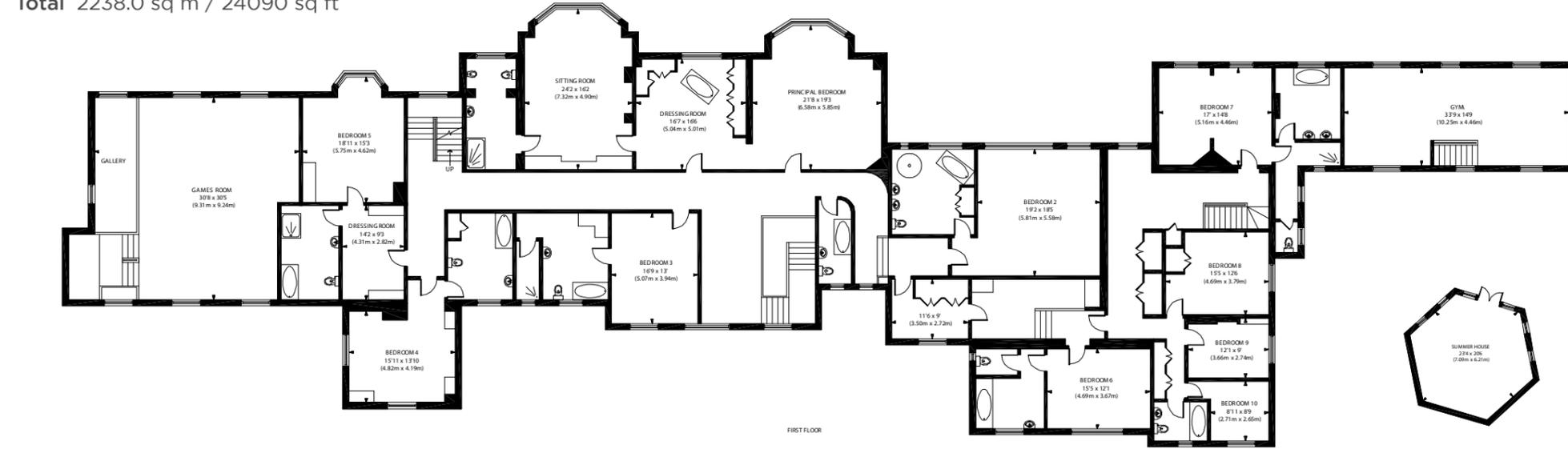
Gross internal area (approx) 1671.0 sq m / 17985 sq ft

Second floor 165.0 sq m / 1778 sq ft

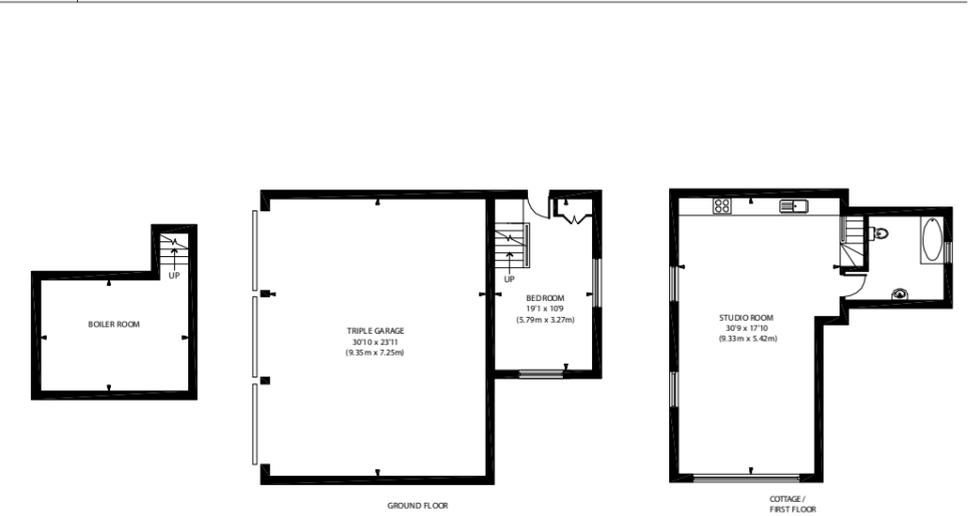
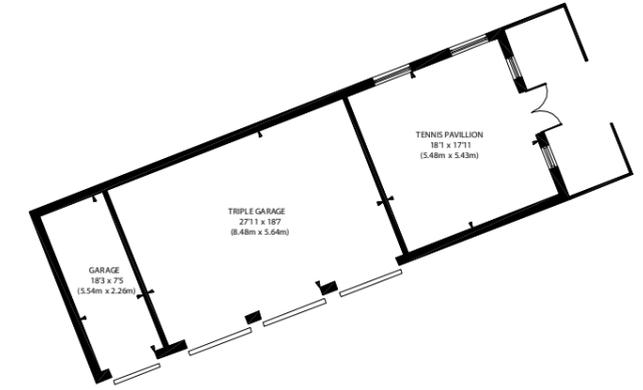
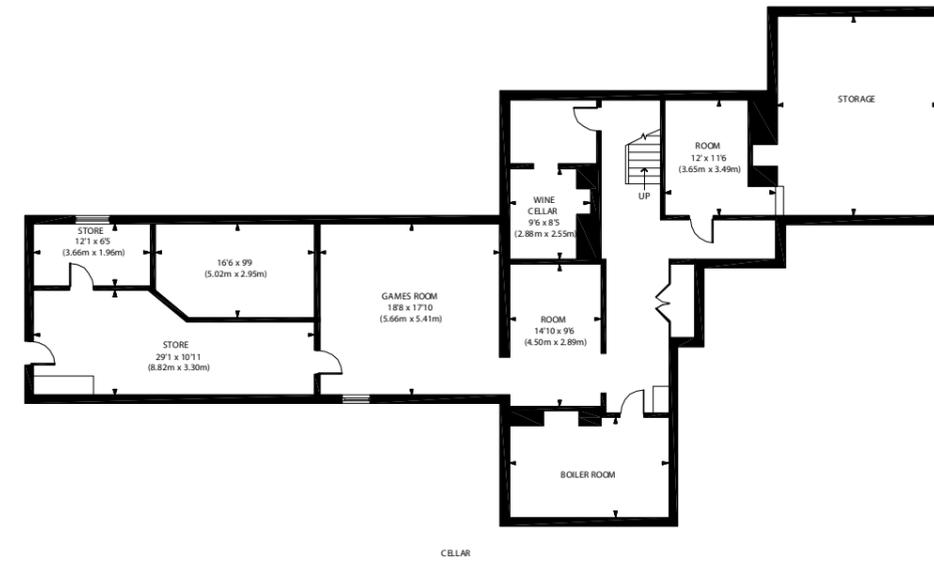
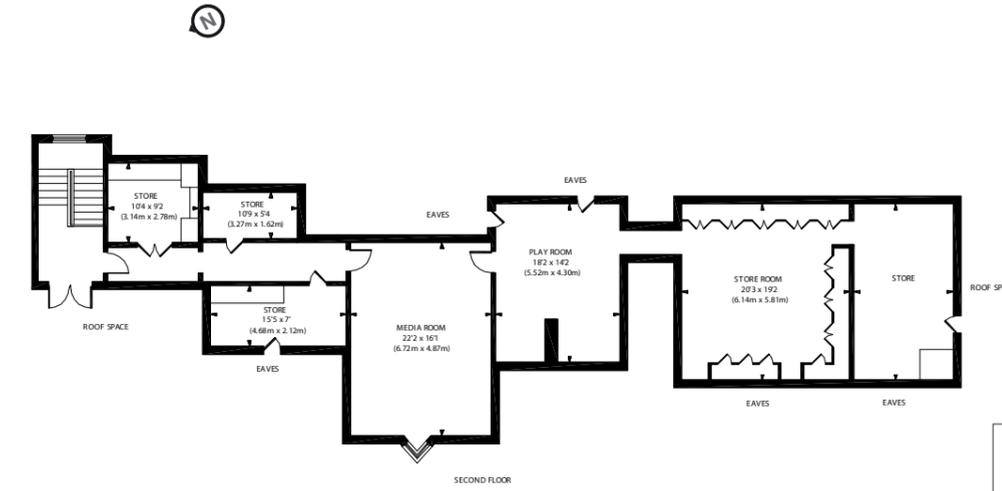
Cellar 135.0 sq m / 1453 sq ft

All outbuildings including summerhouse 267.0 sq m / 2874 sq ft

Total 2238.0 sq m / 24090 sq ft



LEISURE WING - APPROX. GROSS INTERNAL FLOOR AREA 3327sq. ft / 309.13 sq. m



AGENT'S NOTES

Please note that a number of the interior photographs are from 2012-14; the property is currently unfurnished. The photos of the kitchen are for illustration purposes only. They show the previous kitchen that has now been replaced.

There are public footpaths within the boundary, please refer to the site plan and the Agent for further details.

There is a Farm Business Tenancy agreement in place which expires in September 2023.

SERVICES

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

LOCAL AUTHORITY

Horsham District Council - 01403 215100.

VIEWING

Strictly by appointment with Savills on 01444 446000 or 0207 409 5945, or Knight Frank on 0207 861 1093 or 0207 861 1065.

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

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Photographs Taken: 2011, 2012, 2014 and June 2020 TPJC02020792

