



# Handsome Arts & Crafts country house set in over 10 acres

**The Pools, Shoreham Road, Henfield, West Sussex, BN5 9SE**

Guide Price £2,500,000 Freehold





The Pools • Entrance hall, Sitting room, Dining room, Study, Kitchen/breakfast/family room, Utility room, Bootroom, Cloakroom

- Principal suite: bedroom, dressing room, en suite, balcony, Three bedrooms (two en suite), Bathroom

- Outbuildings, gardens and grounds: Garaging - two open bays, secure store, woodstore, annexe over, Machinery store, Former stables, Former garage, Chicken coop, Small stables

- Terrace, gardens, ponds, meadows

- About 10.4 acres • EPC rating E

### Local Information

The Pools is a handsome detached Arts & Crafts period property set in around 10.4 acres of gardens and grounds on the southern outskirts of Henfield. It was acquired by the current owner as a project in 2014, and has been comprehensively renovated and significantly extended with the addition of a two storey wing to the east of the original footprint, in a style in keeping with the existing fabric and structure of the property.

The result is a grand country house which successfully blends period features with high spec fittings, meeting modern standards of taste and comfort.

The original house is believed to date from 1893, with elegant tile hung and red brick elevations under a handmade clay tiled roof, which have been seamlessly continued through to the recent additions.

The front door is flanked by floor to ceiling glazing, ensuring light fills the reception hall, which sets the scene for the house by being both inviting and impressive, with the original stripped wood flooring, half oak panelled walls and an inglenook fireplace with a

heavy oak bressemer, fitted with a woodburning stove.

The two formal reception rooms lie either side of the hallway. The sitting room, situated in the newest portion of the property, is a wonderful dual aspect room with bifold doors opening to the terrace and the gardens beyond; features to ensure comfort include a remote controlled ceiling fan and an inset ""living flame"" electric fire (also remote controlled). The dining room is sited in the older portion, and has much of the original wood panelling; the mantelpiece surrounding the woodburning stove has been cleverly created from reclaimed panels.

The dual aspect family room adjoins the sitting room, and is open to the kitchen, providing an excellent, less formal space for day to day life, with bi-fold doors to the side and rear terraces; the kitchen is very well-equipped with bespoke pippy oak cabinets and granite worktops, integrated appliances including wine fridges, microwave and dishwasher, and space for a range cooker.

The kitchen is served by a large utility room, which is fully fitted, and a boot room which has been









cleverly fitted with the original slate pantry shelves. The rear hallway leads to the cloakroom, and the study.

On the first floor, the triple aspect principal bedroom occupies the entire eastern elevation, and has a balcony, fitted dressing room and an en suite shower room with walk in shower and dual basins, finished to a high specification with porcelain tiles and quality fittings. There are three further bedrooms (two en suite) and a family bathroom.

The Pool is approached by a pair of electronically operated gates which open to the private track over which the property enjoys a right of way.

Ahead of the house is a guest parking space; a gravelled drive leads to the rear of the house and the detached garaging, a substantial weatherboarded building offering two open bays and a secure store, with an annexe comprising open plan living room/kitchen and shower room over, ideal for guests. The outbuilding is built using the roof tiles and windows reclaimed from the original house.

The formal gardens lie mainly to the south east of the house, with a ceramic tiled terrace spanning the eastern elevation and bordered by reclaimed sleepers, creating a superb space for seating. The gardens beyond have maintained much of the original Arts and Crafts landscaping, with tiered lawns interspersed with well-stocked beds. At the corner of the southern- most lawn is a

machinery store with power connected.

Beyond the lawns is an orchard, with a secure chicken coop and animal shelter. The garden slopes gently down to the pond, which is sheltered by light woodland and bordered by a path leading to the northern meadow, which has been left as wild and is bordered by mature trees. A five bar gate connects to the southern meadow, which is also wild, and bordered by stock fencing; the former stable block and garaging are sited in this field, both these outbuildings require some attention but offer potential for renovation or perhaps conversion, subject to obtaining the necessary consents.

In all, about 10.4 acres.









**About this property**

Situated on a privately owned track on the southern rural outskirts of Henfield, a thriving Sussex village just outside the South Downs National Park, with an excellent assortment of local independent shops together with a supermarket, a bank, public houses and restaurants.

The market town of Steyning lies about three miles to the west and offers further facilities.

Comprehensive shopping, leisure and entertainment facilities are at Shoreham, Brighton, Horsham and Burgess Hill.

There are many leisure activities available locally, including local clubs for football, rugby, cricket and theatre; there is sailing along the south coast with marina facilities at Brighton Marina and Chichester Harbour, horse racing at Plumpton and Goodwood, polo at nearby Knepp Castle and Cowdray Park, and golf at Mannings Heath, Singing Hills or Pyecombe. Spa and country house hotels include South Lodge, Wickwoods Country Club, and Ockenden Manor.

Mainline Rail Service: Haywards Heath is 12 miles distant, with services to London Bridge/Victoria from 42 minutes. Further services are available from Hassocks, Burgess Hill, Horsham and Gatwick.

Schools: There is a good selection of both state and private schools in the area, including St Peter's Primary School in Henfield, Brighton College, Christ's Hospital, Hurstpierpoint College, Lancing College,

Steyning Grammar and Burgess Hill Girls.

**Services**

Oil-fired central heating, mains electricity and water, private drainage (Klargester).

**Outgoings**

Horsham District Council, 01403 215100. Council tax band G.

**Tenure**

Freehold

**Energy Performance**

A copy of the full Energy Performance Certificate is available on request.

**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.



















Approximate Area = 424.8 sq m / 4572 sq ft  
Garage = 15.9 sq m / 171 sq ft  
Outbuilding = 124.8 sq m / 1343 sq ft (Excluding Shed)  
Total = 565.5 sq m / 6086 sq ft  
Including Limited Use Area (7.8 sq m / 84 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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