

HAYNES FARM

COPTHORNE ✕ WEST SUSSEX





HAYNES FARM

COPTHORNE COMMON, COPTHORNE, WEST SUSSEX RH10 3LE

A delightful period country house with annexe, swimming pool, tennis court and equestrian facilities, in a convenient location

ACCOMMODATION

Entrance hall ♦ Drawing room ♦ Sitting room ♦ Family room ♦ Dining room ♦ Conservatory ♦ Study ♦ Kitchen/breakfast room
♦ Utility room ♦ Cloakroom ♦ Boot room

Principal suite: bedroom, dressing, bathroom ♦ Three further bedrooms ♦ Family bathroom ♦ Cellar

Equestrian facilities: stable block with five stables, tack room and hay store ♦ Paddock ♦ 40m x 20m floodlit sand school

Heated outdoor pool ♦ Pool bar ♦ Poolhouse/Gym with shower room ♦ Garaging ♦ Open bay garage/machinery store/log store/indoor golf range ♦ Pond with island golf green ♦ Gardens

About 7.2 acres

EPC ratings: House F, Annexe F

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DESCRIPTION

Haynes Farm is a detached period property, believed to date from the seventeenth century and originally built as a one bedroom cottage; it was significantly extended during the nineteenth century, with further additions and improvements more recently.

The result is a substantial yet comfortable four bedroom family house, set in its own “mini-estate” of about seven acres of gardens and grounds, and complemented by a detached one bedroom annexe.

The principal house offers versatile and well-presented accommodation, the full layout and extent of which can be seen on the floorplans. The spacious drawing room has classic Victorian proportions, with high ceilings, and offers an excellent space for entertaining, with internal double doors to the spacious conservatory and also to the gardens.

Lying off the hall is a cosy sitting room, and ahead lies the dining room, situated in the oldest portion of the house and with wonderful seventeenth century features including beams and a fireplace. A door gives access to the cellar; adjoining the dining room is the family room, a pleasant space for day to day use.

Along the rear hall is the study, and beyond lies the kitchen/breakfast room, well-equipped with a good range of wall-hung and under-counter wood cabinets with granite surfaces; fitted appliances include a two oven Aga with a Miele electric oven and four ring induction hob. The adjoining utility room has further cupboard space, granite surfaces and plumbing for a washing machine; the boot room has a stable door to the rear garden. A cloakroom, lying off the entrance porch, completes the ground floor.

On the first floor, the principal suite is situated in the older portion of the house, and comprises dual aspect bedroom with vaulted ceiling, dressing room and a luxury bathroom with freestanding roll top bath, walk-in shower, pair of basins and WC. There are three further bedrooms and a family bathroom.





OUTBUILDINGS, GARDENS AND GROUNDS

Haynes Farm is approached via a long private track over Copthorne Common, over which the neighbouring properties have right of way; the house is situated at the end of the track and surrounded by its grounds and common, giving a good degree of privacy.

The track leads to the detached double garaging, and opens to provide parking ahead of the annexe, a single storey timber building comprising living room, kitchen, bedroom and bathroom.

The drive also gives vehicular access to a five bar gate leading to the equestrian facilities which lie to the east of the house and comprise stable block with five stables, tack room and hay store, paddock, 40m x 20m floodlit sand school.

From the annexe, the drive leads up, offering further parking ahead of both the house and a large outbuilding comprising open bay garage, secure machinery/garden store, log store and space for a virtual golf range.

The house has terraces to the south and west, offering a range of delightful places to sit outside and enjoy the views across the grounds. The heated outdoor swimming pool lies to the south of the conservatory, and adjacent to a decked terrace and timber pool bar with power connected. There is a pool house, which has space for a gym and a shower room with WC, and houses the pool machinery. There is a separate boiler room.

The gardens are mainly laid to lawn, with a large lake which is well-stocked with fish and has a bridge to an island with a golf green and a shelter. The tennis court lies to the west of the house.

The grounds extend to about 7.2 acres in all.



HAYNES FARM, COPTHORNE COMMON

Gross internal area (approx) 288.8 sq m / 3108 sq ft

Cellar 12.7 sq m / 136 sq ft

Cottage 78.2 sq m / 841 sq ft

Stable block 66.8 sq m / 719 sq ft

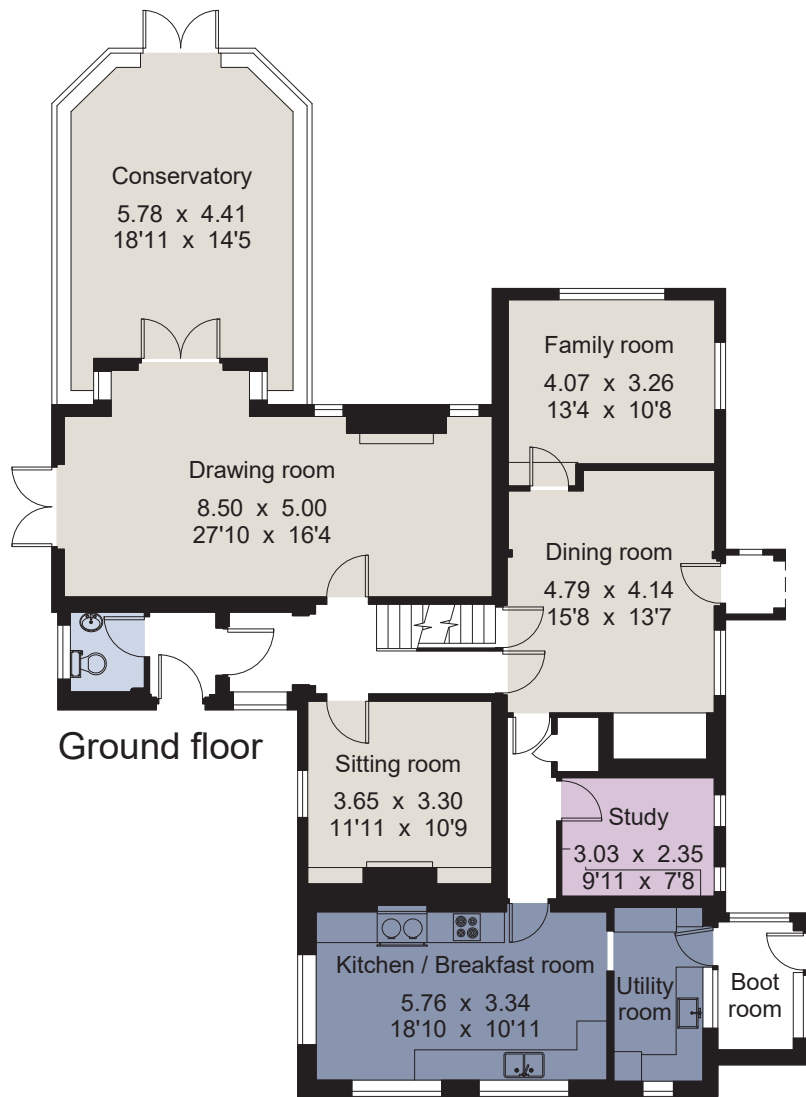
Open garage / Garden store / Indoor golf range 95.6 sq m / 1029 sq ft

Garage 45.5 sq m / 489 sq ft

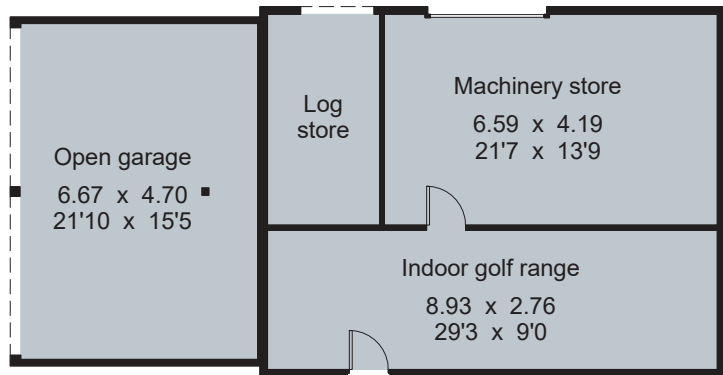
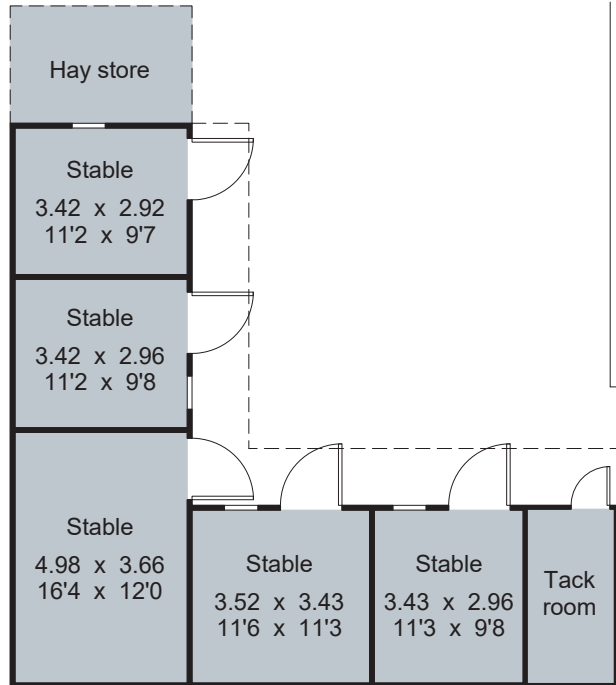
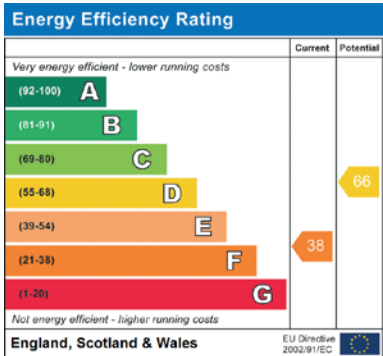
Gym / Pool house 24.8 sq m / 266 sq ft

Pool bar 11.9 sq m / 128 sq ft

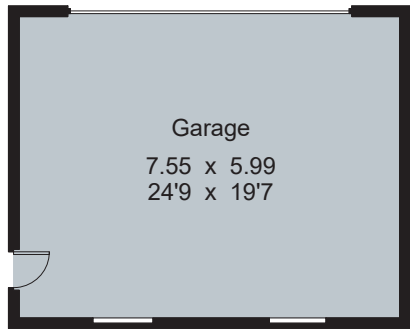
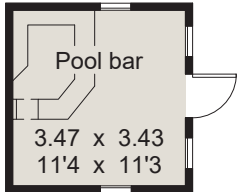
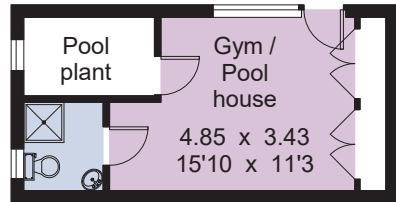
Total 624.3 sq m / 6716 sq ft



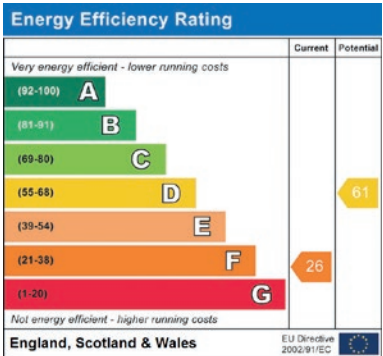
HAYNES FARM



Outbuildings not shown in location or orientation



HAYNES FARM ANNEXE



LOCAL INFORMATION

Situated in a semi-rural position on Copthorne Common, on the outskirts of Copthorne. Copthorne is a thriving village in West Sussex, close to the border with Surrey, and ideally placed for transport links. Copthorne has a good range of amenities including infant and junior schools, pubs, restaurants and hotels, and a range of shops and convenience stores. Crawley town centre is just five miles distant, offering a good range of high street shops, bars and restaurants, cinema and leisure centre.

The area is well served for sporting and leisure pursuits with racing at Lingfield Park, Epsom and Goodwood, golf at Copthorne, Royal Ashdown and Chartham Park, sailing at Hedgecourt Lake, Bough Beech and Weir Wood reservoirs and along the South Coast and walking and riding locally including on Ashdown Forest.

Spa and country house hotels include Alexander House, Ockenden Manor, Gravetye Manor and South Lodge.

Sussex offers a vibrant cultural scene, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells and the historic County town of Lewes, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Rail Services: Three Bridges, three miles (London Bridge/Victoria from 35 minutes), Gatwick airport five miles (express service to London Victoria).

Schools: There are a number of state and independent schools and colleges in the local area, including Copthorne Preparatory, Brambletye, Cumnor House, Worth School, Lingfield College, Michael Hall School (Rudolph Steiner) and Ardingly College.

All distances and journey times are approximate.

SERVICES

Oil-fired central heating. Drainage – private pump to mains. Mains electricity and water.

OUTGOINGS

Mid Sussex District Council, 01444 458166. Council tax bands: Haynes Farm G, Annexe A

TENURE

Freehold

ENERGY PERFORMANCE

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

DIRECTIONS

From Haywards Heath, take the B2028 north through Turners Hill and Crawley Down; at the Duke’s Head roundabout take the first exit onto Copthorne Common Road. The private driveway leading to Haynes Farm is on the left, after about a third of a mile, at the “public footpath” sign.

From London, take the M23 south. At junction 10 take the A264 exit to Crawley/East Grinstead. At the interchange, take the first exit onto Copthorne Way. Continue forward through two roundabouts, staying on the A264 for about 1.5 miles. Pass Borers Arm Road and the private driveway to Haynes Farm is the next right.

Once on the driveway, turn right at the fork and then keep forward; Haynes Farm is straight ahead.

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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