



Superbly presented and extended Grade II listed country house with exceptional leisure facilities set in beautiful gardens and grounds

Kings, Kent Street, Cowfold, Horsham, West Sussex, RH13 8BB

Guide Price £2,500,000 Freehold



Entrance hall • Drawing room • Dining room • Study • Orangery
 • Kitchen/breakfast room • Pantry • Utility room • Two
 cloakrooms • Wet room • Six bedrooms (three en suite)
 • Bathroom • WC • Two bay garage • Garden store, open bay
 machinery store, two stables, feed store, tack room • Paddocks
 • Field shelter • Tennis court • Swimming pool • Ponds
 • Garden • About 10.39 acres • EPC exempt

About this property

Kings is a beautifully presented Grade II listed country house, set in extensive gardens and grounds of about 10.39 acres and with leisure facilities including an all-weather tennis court, heated outdoor pool suitable for year-round use, boating pond and stables with paddocks and a field shelter.

The oldest portion of the house is believed to date in part from the 15th century, being originally built as a timber framed hall house with plaster infill; the ground floor has subsequently been rebuilt in red brick and is partially tile-hung, with a two-storey modern extension added to the north with timbering and plaster infill. Kings was further enhanced by the addition of an impressive orangery in 2012, as part of renovations undertaken by the current owners, and today offers approximately 4,414 sq ft of accommodation

The floorplans offer an excellent overview of the property; there are many beautiful period features including exposed beams and some working fireplaces. Ceiling heights are unusually generous for a property of this age, and the house is well-suited to the requirements of modern family life,

with a formal drawing room and adjoining dining room offering a huge space for entertaining, and more relaxed space for day-to-day use provided by the kitchen/breakfast room and the orangery.

The kitchen has been beautifully fitted with an excellent range of bespoke wood cabinets complemented by worktops and a breakfast bar of Brazilian granite; integrated appliances include a four-oven oil-fired Aga, an electric cooker, dishwasher and fridge freezer. The kitchen is served by a useful pantry and a boot room/utility room. Two pairs of French doors open to the orangery, which enjoys a wonderful outlook over Kings' substantial grounds.

Lying off the dining is the study, an adjacent shower room with direct access to the garden and a separate WC, offering the potential for use as secondary accommodation should it be required.

There are six bedrooms on the first floor, three of which are en suite, with stylish, freestanding baths; the principal suite has dual basins. All but one bedroom has fitted or built-in cupboards, and there is a family bathroom and separate WC.





Outbuildings, gardens and grounds

Kings enjoys wonderful gardens and grounds, with all the facilities expected of a fine country residence. It is approached via electronic gates opening to a gravelled drive which leads past the all-weather tennis court to the detached timber framed two bay garage and car port/woodstore; to the east is a large timber outbuilding comprising two bay garden store, open tractor store, two stables, feed store and tack room; this outbuilding has ready access to the paddocks lying to the north, which are fully enclosed by post and rail fencing, have at field shelter and have water connected; there is a pond in the north east corner.

The heated swimming pool has a retractable cover meaning it can be used year round, it is further sheltered by hedging and has the benefit of a paved surround with space for loungers.

The formal gardens lie mainly to the south of the house and have been landscaped into distinct sections. A stone paved terrace wraps the house to the south and east, providing plenty of space for table and chairs; beyond lies the formal lawn and stone flagged path to the boating pond, which is well-stocked with freshwater fish and has a decked jetty, creating a lovely spot to sit and enjoy the gardens. To the east is a lightly wooded coppice, and a vegetable garden with raised beds.

In all, about 10.39 acres.

Agent's note

There is a public footpath crossing the property from Kent Street, along the southern boundary of the paddock. Please refer to the agent for more details.

Local information

Situated in glorious countryside within a mile of the village of Wineham and about 2.5 miles to the east of Cowfold. Cowfold has an assortment of local independent shops together with a supermarket, public house and restaurants.

Comprehensive shopping is at Henfield (six miles) and Horsham (8.5 miles).

The area offers ready access to sporting and leisure activities including golf at West Sussex Golf Club, horse racing at Goodwood and Fontwell, show jumping at Hickstead, sailing at Chichester and miles of footpaths and bridle paths. Spa and country house hotels include South Lodge, Alexander House, Gravetye Manor and Ockenden Manor.

Mainline Rail Service: Haywards Heath (seven miles, London Bridge/Victoria/St. Pancras International, journey time from 42 minutes) and Horsham (London Bridge/Victoria, journey time from 55 minutes).

The A24 and A/M23 provide access to the South coast and connections to Gatwick airport, the M25 and national motorway network.





Schools: There is an excellent range of highly regarded schools in the area, including Christ's Hospital, Millais, Farlington, Steyning Grammar, Cottesmore, Windlesham and Lancing College.

Services: Oil-fired central heating (underfloor to kitchen and orangery). Mains electricity and water. Private drainage (Klargester).

Outgoings Horsham D C, 01403
215100. Council tax band H.

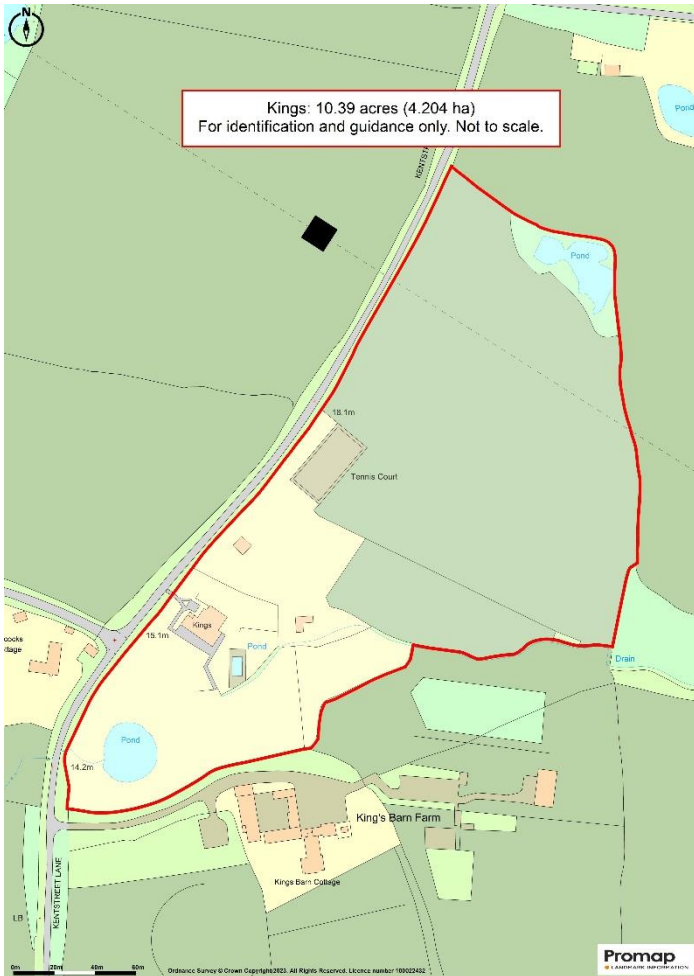
Tenure
Freehold.

Energy Performance

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

Viewing

Strictly by appointment with Savills and their joint agent. 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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Approximate Area = 410.1 sq m / 4414 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)
Outbuildings = 127.8 sq m / 1376 sq ft
Total = 537.9 sq m / 5790 sq ft
(Including Garage / Excluding Open Bay Tractor Store)
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Cladding The property is under six floors so any cladding may not have been tested.

