



Period family home in an idyllic setting

Violets Farm, Slinfold, Horsham, West Sussex, RH13 0RA

Freehold

savills



Grade II listed period farmhouse • Drawing room, dining room and study • Kitchen / breakfast room • Six bedrooms and Two bathrooms • Triple garage and outbuildings including workshop and stables • About seven acres, including formal gardens, ancient woodland, paddocks and orchard • Swimming pool, pool house and summer house • Farmland views

Description

Believed to date back to the 1500's with possible earlier origins, Violets Farm is a traditional Sussex Farmhouse brimming with character, with many period features including oak beams and a Horsham stone roof. The property is approached via a sweeping gravel driveway, and the front door opens onto a hallway with impressive flagstones floor which in turn leads onto the kitchen, sitting room and boot room. The kitchen / breakfast room has a range of solid wood units, with a dining area with inglenook fireplace and oil fired Aga. The sitting room offers immense character throughout in keeping with the age of the property and features a charming inglenook fireplace, beamed ceiling and overlooks the south facing gardens. The sitting room is adjacent to the dining room which provides an excellent space for entertaining. The ground floor accommodation is completed by a generous study / home office and a bedroom. To the first floor are four bedrooms and two bathrooms, with a staircase leading to two further bedrooms on the second floor, which are served by an additional w/c.

Externally, the gardens and grounds are a real feature of the property. The formal gardens are predominantly south facing, with an excellent range of mature trees, with well stocked beds and borders. A large naturally fed pond is a lovely focal point, and to the far end of these gardens is a swimming pool with pool house and summerhouse. In addition to these gardens the remainder of the land is made up of an orchard, two paddock areas and a charming belt of ancient woodland that runs down to the banks of the River Arun. Outbuildings include stabling, workshop, various stores and a triple garage.



Location

Violets farm is located just to the south of the Surrey Sussex boarder between villages or Slindfold and Rudgwick. Rudgwick is conveniently situated, being close to the A281 for ease of access to Guildford, Horsham and Gatwick airport, in addition to the A24 and A29 between London and the coast. The village offers a range of local shopping for daily needs plus a church, Post Office, medical centre and primary school. Slinfold village has a Church, shop, cricket, tennis and football clubs, pub and local Primary School. Slinfold Golf and Country Club is nearby with golf and gym facilities.

Cranleigh offers a wider range of shopping, including a Marks & Spencer Food Hall and two supermarkets, and a leisure centre, while Guildford and Horsham provide a full range of shopping, leisure and cultural amenities, in addition to mainline rail services. There is a good selection of schools in the area, including Rudgwick Primary School, Pennthorpe, Farlington, Cranleigh, Belmont, Duke of Kent, Hurtwood House, St Catherine's and Charterhouse. Leisure opportunities in the area include golf at a number of local clubs, polo at Ewhurst, country pursuits at several local venues, whilst the surrounding countryside offers wonderful walking, cycling and riding, including the South Downs Link route.

Agents note

Violets Farm has the benefit of planning permission and listed building consent for the erection of a single storey side extension, to the main house and en suite bathroom to first floor bedroom. For further information refer to Horsham District Council planning website quoting reference DC/22/0476. Furthermore planning permission and listed building consent has only recently expired for the demolition of an existing garden store and the erection of a single story, two bedroom detached annex away from the house. However please contact the selling agent for further information on this application specifically.

Services

Mains water and electricity
Private drainage (Klargester system)
Oil fired central heating

Council Tax

Horsham District Council,
council tax band, H.

Tenure

Freehold

Viewing

Strictly by appointment with Savills.

Directions

What3words - ///steepest.
blindfold.comic





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Approximate Floor Area 291.0 sq m / 3131 sq ft (Excluding Eaves Storage / Attic)

Outbuildings 294.7 sq m / 3172 sq ft

Total 585.7 sq m / 6303 sq ft

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First Floor

Second Floor

Ground Floor

For identification only. Not to scale. © 220427AG

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