

Chesworth House

HORSHAM, WEST SUSSEX

CHESWORTH HOUSE

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Impressive Tudor country house in riverside setting

Mileages

Horsham Centre 0.8 miles • Gatwick 15 miles • Worthing 19 miles

Guildford 22 miles • Brighton 24 miles • Chichester 31 miles

M25 22 miles • London 43 miles

(All mileages are approximate)

Superb master suite • 4 further bedrooms • 4 further bath/shower rooms
dressing room / bedroom 6

Reception / dining hall • cloakroom • drawing room • snug • sitting room • banqueting hall with
minstrel gallery • games room • attic sitting room

Kitchen / breakfast room • boot room • utility room • dog room • wine cellar

Four bedroom cottage

Garages for up to 6 cars • workshop with store / studio over

Extensive sun terraces

Landscaped gardens • lake with islands • lily ponds • river • woodland and meadows

Amounting in all to about 23.5 acres (9.5 ha)

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SITUATION

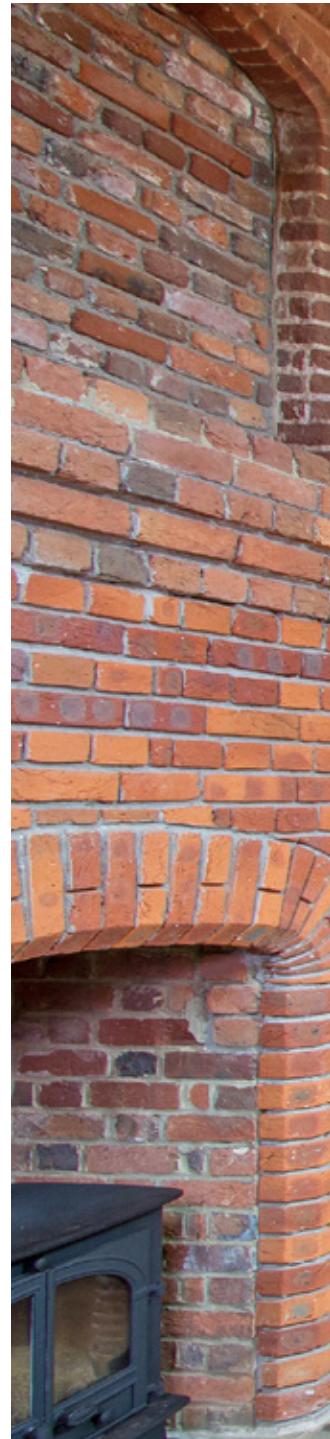
Chesworth House occupies a most attractive and secluded rural situation in what might be described as a haven of tranquillity. The headwaters of the River Arun rise in nearby St Leonard's Forest and the young river flows through the property where it has been ingeniously incorporated into the garden's various water elements. Surrounded by its extensive and superbly landscaped grounds and the open spaces of Denne Park it is nevertheless most conveniently placed, being just half a mile from Horsham's vibrant town centre. The town offers a very good range of amenities including the usual High Street shopping names, numerous speciality shops, bars, restaurants, theatre, cinema, public park and multi-activity sport and leisure centre.

The main line station provides a fast and frequent service to Gatwick Airport, London Victoria and London Bridge as well as the south coast.

Road connections are good with the main A24 providing the link between London and the coast and via the M25 to the airports and national motorway network.

The area benefits from an excellent choice of good schools including Christ's Hospital, Farlington, Pennthorpe and Cottesmore among several others.

Recreational opportunities include golf at a number of clubs within reach including Cottesmore, Mannings Heath and The West Sussex; polo at Hurtwood Park and Knepp Castle; racing at Epsom and Goodwood and sailing at Southwater Country Park. In addition the surrounding countryside offers miles of walking and riding through some of our prettiest countryside.





HISTORY

The manor of Chesworth and the surrounding Denne deer park have a long and interesting history that can be traced back to the Norman Conquest. The original building was a substantial medieval Wealden manor house of local oak, brick and stone with a Horsham slab roof probably quarried within Denne Park. The estate was held by a number of distinguished families through the years eventually coming into the ownership of the Howard family, later ennobled as the Dukes of Norfolk.

It was at Chesworth that the young Catherine Howard spent some of her tender years before her betrothal and subsequent marriage as Henry VIII's fifth wife. Understandably the young and flirtatious Catherine soon tired of her aging and infirm husband and began an involvement with a courtier she had known before her marriage with the unhappy results so well documented. She was executed on Tower Hill in 1541.

It was also at Chesworth some thirty years later under Elizabeth I that Thomas Howard Duke of Norfolk was arrested for treason and taken for execution. The estate was then forfeit to The Crown and leased as grace and favour accommodation to a number of incumbents over many years. Between 1660 and 1699 it was also home to two Queens of England; Henrietta Maria and Catherine of Braganza, the wives of English Kings Charles I and Charles II respectively.

After this the property fell into disrepair and was little more than a rather poor farmhouse with material being removed for the construction of nearby Denne House. However in 1928 the property was sold and a major restoration undertaken to bring the house back to something of its former glory which included much of the landscaping that utilized the flow of the River Arun to create the lakes and moat style features.

Further major refurbishment and modernisation took place around 2010 that created the fabulous home we see today.









DESCRIPTION

Main House

Chesworth house today is an impressive and substantial period country home that is Grade II* listed to reflect the cultural value of both its history and construction.

Predictably the property benefits from an absolute wealth of period features including beautifully preserved structural timbers, original brick and stonework and a number of inglenook fireplaces, some with installed wood-burning stoves.

Spacious and atmospheric reception rooms with access to garden terraces and the grounds make this the perfect house for entertaining on a grand scale. It is nevertheless still very much a house with comfortable family spaces delightfully arranged for informal family living. With a choice of outside areas; depending on the hour, the main terrace accessed from the breakfast room is perfect for morning coffee with family or friends while the westerly facing drawing room terrace is ideal for catching the sunset with an evening cocktail.

Accommodation, while stylish and elegant is not overwhelming and is particularly flexible in use especially for lovers of the outdoors as there is easy access to utility spaces for boots and wet dogs. Most rooms benefit from magnificent garden and country views on both ground and first floor and the bedrooms can easily be arranged to suit younger or older families according to needs.



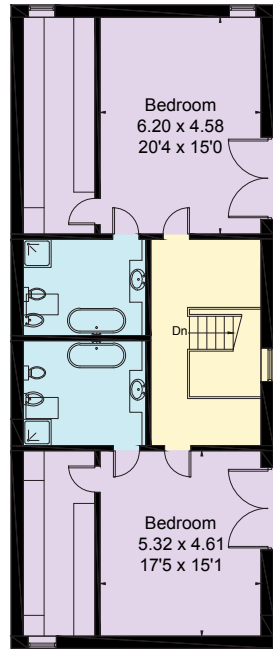




CHESWORTH HOUSE

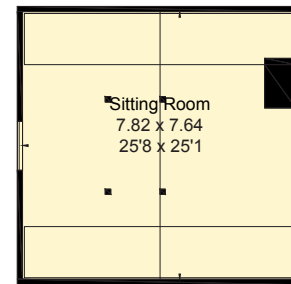
Approximate Gross Internal Area:
1037 sq m / 11162 sq ft

For identification only. Not to scale.

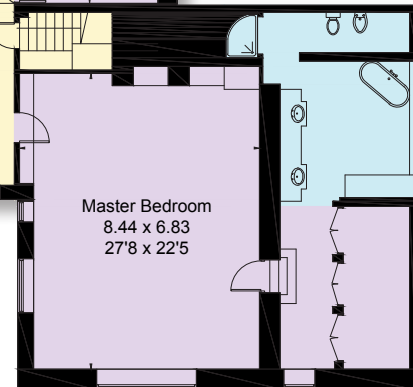
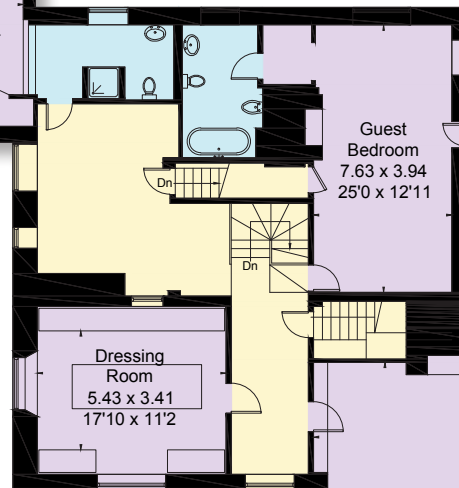
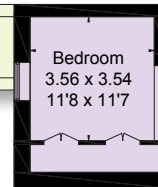


First Floor

Roof Terrace



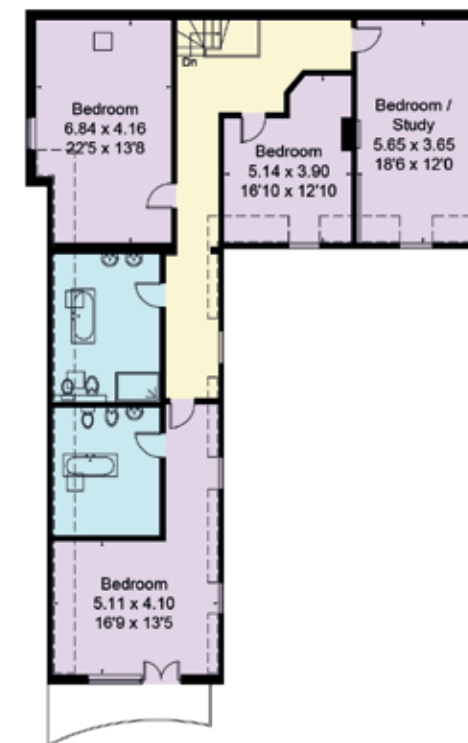
Second Floor



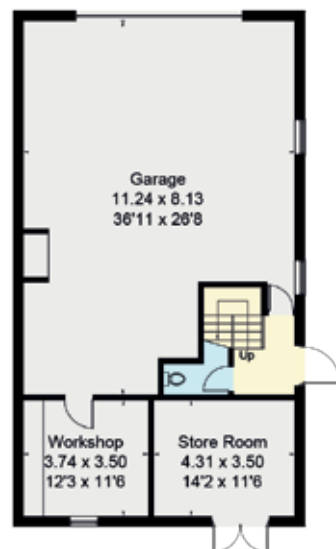
Void



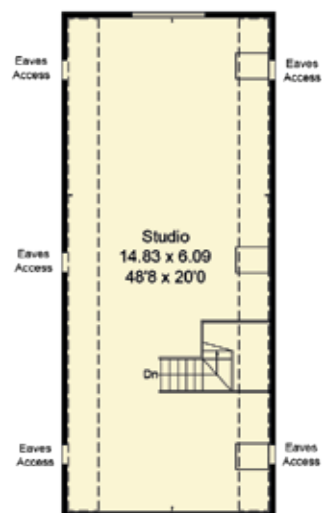
Cottage - Ground Floor



Cottage - First Floor



Garage - Ground Floor
(Not Shown in Actual Location / Orientation)



Garage - First Floor



Cottage = 315.5 sq m / 3396 sq ft (Including Garage)

Garage = 212.2 sq m / 2284 sq ft

COTTAGE AND STUDIO

Across from the main house, is a four bedroom cottage incorporating garaging. The property is arranged over ground and first floors and is perfect for staff, as is the present arrangement, or for additional family accommodation.

There is a further four car garage with workshop and store which also benefits from a very large room above that could easily be arranged as a studio, office or similar, subject to the necessary consents.



GARDENS AND GROUNDS

The imaginatively landscaped gardens and grounds are a key feature of the property and are quite literally breathtaking.

Chesworth House is approached via a private road through Denne Park and then a long tree-lined drive to automatic gates with entry-phone system. These open to a further long shady drive over a pretty stone bridge before arriving at the generous forecourt in front of the house.

Lying mainly to the south and west of the house the formal gardens comprise several spacious areas of stone-paved terrace at different levels

with meticulously tended shrub and flower borders. The main feature here however is the beautiful and fragrant rose garden understood to contain some six hundred plants.

Steps to a lower level lead to the waterside area where water from the Arun has been routed to provide a moat-like feature with bridges, mixed borders and water lilies.

The remainder of the formal gardens are laid to well-tended lawns with numerous mature trees and shrubs for year-round colour and interest.

Across the lawns to the south there is a large lake with islands and attractive planted borders. The formal gardens are bordered by the main stream of the River Arun beyond which natural meadows extend uphill to a backdrop of mature woodland at the boundary.

A public footpath through Denne Park borders the property and provides a short route to the town centre that is understood to be less than a ten minute walk.

In all about 23.5 acres (9.5 ha).



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9.568ha
23.64ac

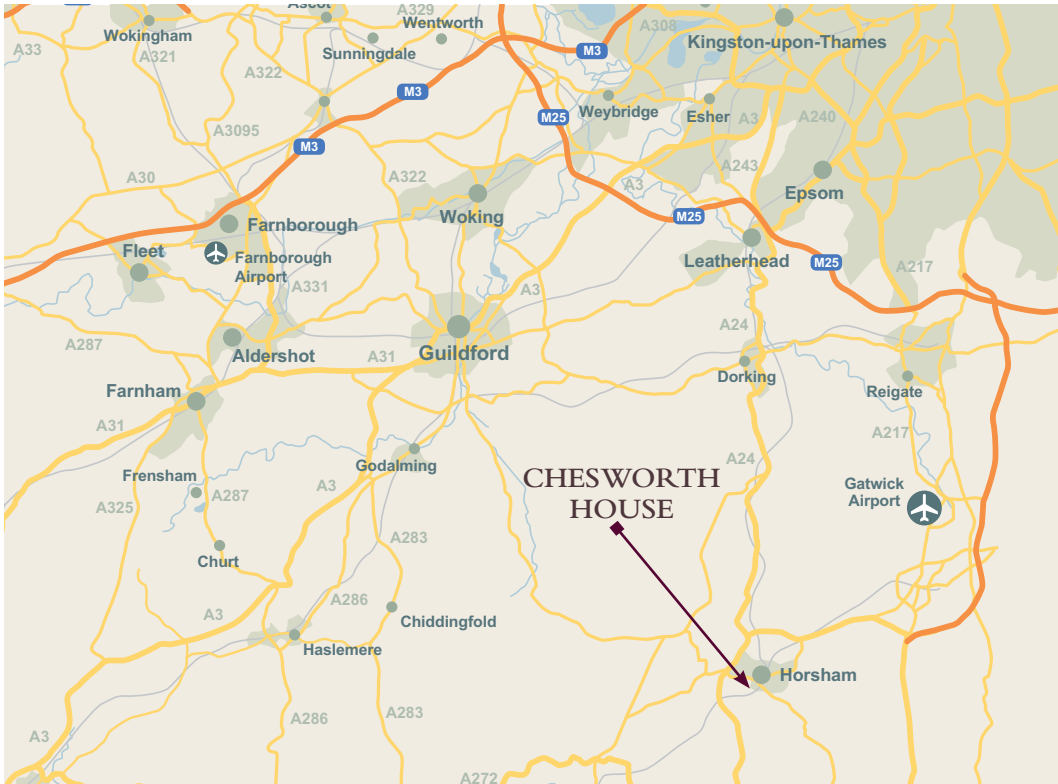
Chesworth House

NOT TO SCALE

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MCL: 24971 CHESWORTH HOUSE Date: 09/07/2018
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Tel: (01202) 866800

NOTE: THE RIGHTS OF WAY SHOWN ON THE PLAN ARE FOR INDICATIVE PURPOSES ONLY. FOR LEGAL PURPOSES REFER TO THE DEFINITIVE RIGHT OF WAY MAP.



SERVICES

Mains water and electricity. Private drainage. Oil-fired central heating and LPG for kitchen hob.

POSTAL ADDRESS

Chesworth House, Denne Road,
Horsham, West Sussex RH12 1JR

LOCAL AUTHORITY

Horsham District Council - 01403 215100

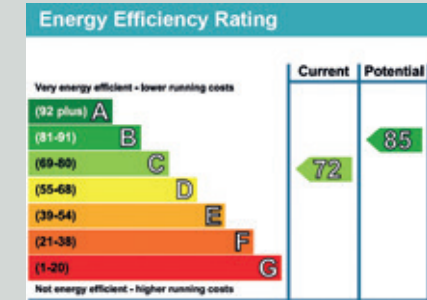
FIXTURES & FITTINGS

Certain fixtures & fittings such as the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

VIEWING

Strictly by appointment with Savills.

THE COTTAGE



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