



Cox Farm

Dorking Road, Warnham, Horsham, West Sussex RH12 3RZ

Batcheller
Monkhouse

Cox Farm

A beautiful Grade II listed period house, surprisingly light and with good ceilings heights for a property of its age, with a versatile range of buildings, set within its own gardens and land of about 23.7 acres.

- Grade II Listed Period House
- Surprisingly Light Accommodation
- Good Ceiling Heights
- Many Interesting Period Features
- 2 Main Reception Rooms
- 4 Bedrooms
- 4 Bathrooms
- Lovely Arts and Crafts Gardens
- Versatile Range of Detached Buildings
- Tennis Court
- Surrounded by its own Land
- Approximately 23.7 Acres (9.6 Hectares)



AMENITIES

The property is set back from the current A24 in an extremely convenient location for Horsham and Dorking. The popular village of Warnham lies less than a mile away and offers a village church, local school, village stores, butchers shop and two public houses.

The market town of Horsham is approximately 3 miles away and provides a wide range of facilities including a John Lewis at Home and Waitrose supermarket, Swan Walk shopping centre, varied restaurant quarter and the Capital Art Centre. The town of Dorking is also accessible being approximately 10 miles to the north.

The area is well served by both private and state schools, theatres at Chichester, Guildford, Brighton and Crawley, golf at Mannings Heath and Slinfold, and racing at Goodwood and Fontwell.

Convenient road communications are available via the A24.

DESCRIPTION

The property is approached via its own drive bordered by post and rail fencing and an avenue of young chestnut trees. It leads to a circular parking sweep providing access to the house and gardens.

A particularly attractive detached Grade II listed house, part believed to be Elizabethan, with brick and some timber framed elevations under a Horsham Stone roof. The external timbering includes some elaborately carved barge boards and bressumer. Some windows have the T-shaped arrangement usually associated with weaving and the ground floor is dropped which may have been to accommodate a tall loom. The result is bright accommodation with generous ceiling heights for a property of its age. The porch leads to a hardwood front door opening to a dining room with inglenook fireplace with fitted log burner and cupboards either side and the stairs to first floor. An inner lobby leads to a double aspect drawing





room with fireplace with wood burner built in cupboard and door to a side hall with cloakroom off. To the rear is a semi vaulted kitchen/breakfast room with fitted units and granite work surfaces and integrated appliances with an attractive breakfast area with double doors opening to the garden. Off the kitchen is a family/tv room which could form a guest bedroom as it has the benefit of a tiled shower room. There is a rear hall with second staircase and a utility room/garden room with fitted units, boiler cupboard and two glazed doors to outside.

On the first floor the main staircase leads to a landing, and two double bedrooms one with en-suite bathroom and shower room. In addition, there is a further bathroom and library/study area with balustrading overlooking the breakfast room.

The second staircase leads to the second floor which comprises an eaves bedroom with fitted cupboards and a bathroom.

THE GARDENS

To the rear of the house is a brick and tile larder/outbuilding and an adjacent rear courtyard area.



The arts and crafts gardens are a particular feature of the property being in a number of different compartments and incorporating a brick and Horsham stone summer house believed to be from the Victorian era. There is a front garden bordered by yew hedges with large flagstone paths and a south garden with a terrace, lawn and flowerbeds interspersed with further Horsham stone paths. There is a lower croquet lawn framed by mature trees and shrubs and an ornamental pond with bridge over. In addition, there is a well-tended vegetable garden and areas of orchard.

All weather tennis court in need of re-surfacing.



OUTBUILDINGS AND LAND

The buildings lie to the north of the house and are situated around a separate circular parking sweep. They comprise a traditional range of timber and tiled store buildings, a timber and tiled garage, a timber built studio building with vaulted studio and separate studio/office, and a timber and tiled store. The land predominantly lies around the house and buildings and comprises a number of pasture fields bordered by mature hedges and includes some attractive bluebell woodland. In all about 23.7 acres (9.6 hectares). (Not Surveyed).



DIRECTIONS

Travelling on the A24 Horsham bypass northwards, take the left hand exist at the Daux roundabout, continuing on the A24 towards Dorking. After approximately 1 mile, having past two left hand turnings to Warnham village, the drive to Cox Farm will be found on the right hand side.

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Park House, North Street, Horsham, West Sussex RH12 1RL.
Telephone 01403 215100. www.horsham.gov.uk

Services: (not checked or tested) Mains metered electricity and water. Private drainage. Oil-fired heating. No gas

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number WSX198775

RMP/07/05/2019



VIEWINGS

For an appointment to view please contact our Pulborough Office:

T 01798 872081 E sales@batchellermonkhouse.com

Battle
01424 775577

battle@batchellermonkhouse.com

Haywards Heath
01444 453181

hh@batchellermonkhouse.com

Pulborough
01798 872081

sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020

twells@batchellermonkhouse.com

London
Mayfair Office

mayfair@batchellermonkhouse.com

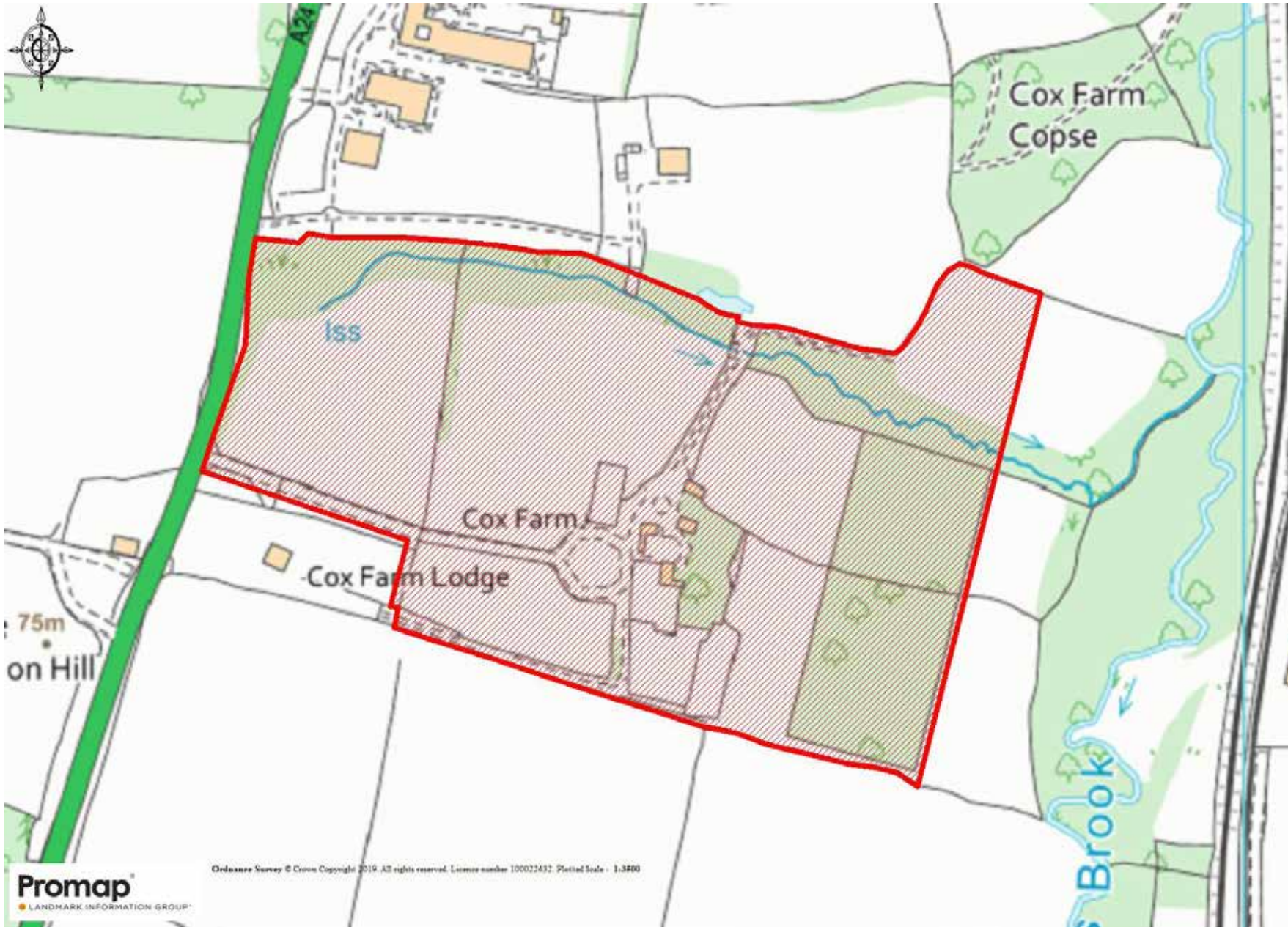
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APPROX. GROSS INTERNAL FLOOR AREA 2264 SQ FT 210.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / GARAGES & OUTBUILDINGS)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

For Identification Purposes Only - Not to Scale



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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

