



LOCK HOUSE

PARTRIDGE GREEN | WEST SUSSEX

LOCK HOUSE

PARTRIDGE GREEN | WEST SUSSEX

Steyning 6 miles
Horsham 10 miles
Brighton 16 miles
Gatwick Airport 23 miles
Guildford 30 miles
London 47 miles

Reception hall | Drawing room | Dining room | Walnut room | Loggia
Kitchen / breakfast room | 2 Studies | Utility room | Media room

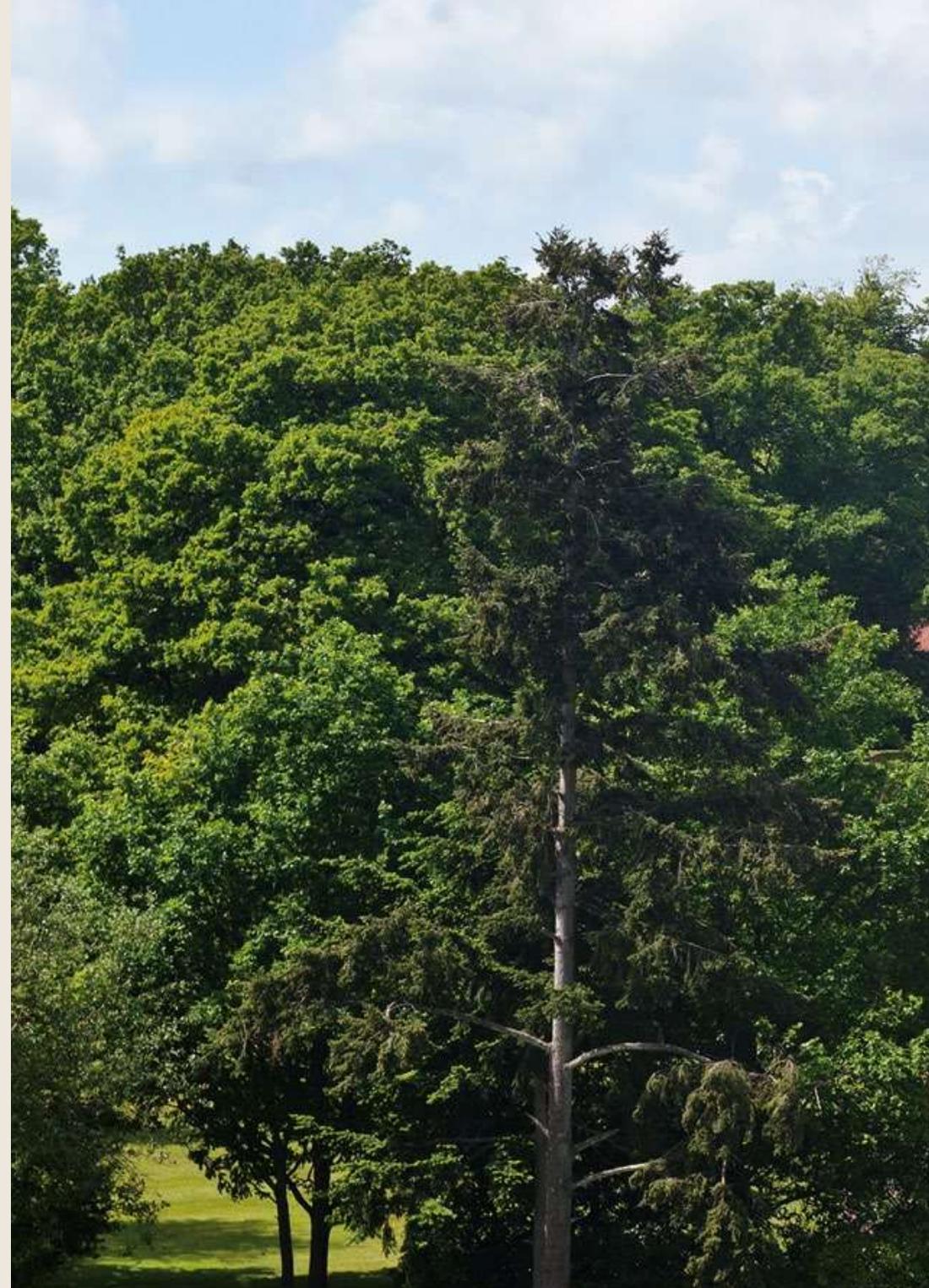
Staff Office | Games Room | Master bedroom suite with dressing room and sitting room
6 Ensuite bedrooms | 3 Further bedrooms

Leisure complex with indoor swimming pool | Gymnasium | Cellars and attic rooms
3 Bedroom staff flat | Guest cottage

Tennis court and pavilion | Summer house | Indoor and outdoor swimming pools
Helicopter hangar | Mature gardens and pasture

In all about 84.7 acres

A SUBSTANTIAL GRADE II LISTED COUNTRY HOUSE
PROVIDING EXTENSIVE, SUPERBLY APPOINTED
ACCOMMODATION AND SET WITHIN
BEAUTIFUL MATURE GROUNDS.









SITUATION

Lock House is situated in an outstanding rural location, surrounded by the Lock Estate, through which runs the River Adur. It is approached by a long private lane. Enjoying a high degree of peace and seclusion, the property has wonderful uninterrupted southerly rural views to the South Downs National Park.

Trains - Mainline from Horsham to London Victoria in 55 minutes.

Airports - Gatwick and Heathrow International Airports are both readily accessible.

Motorway - The A23, A24 and M23 give access to the M25 and national motorway network.

Shopping - Locally in Partridge Green, and more comprehensive shopping at Horsham, Brighton and Guildford.

Schools - Renowned for its exceptional private schools including Windlesham House, Cottesmore, Worth, Hurstpierpoint College, Christ's Hospital, Farlington, Penthorpe, Lancing, Ardingly, Brighton College and Roedean.

Attractions - The internationally renowned Glyndebourne Opera House is in Lewes, Petworth Park and the Brighton seafront are within easy reach and there are wonderful walks across the South Downs including at the Devil's Dyke near Brighton.

Sailing - All along the south coast with marina facilities at Brighton Marina and Chichester Harbour.

Racing - At Plumpton and Goodwood, with Ascot and Epsom further afield.

Polo - Nearby at Knepp Castle and Cowdray Park and further afield at Guards and the Royal Berkshire at Windsor.





LOCK HOUSE

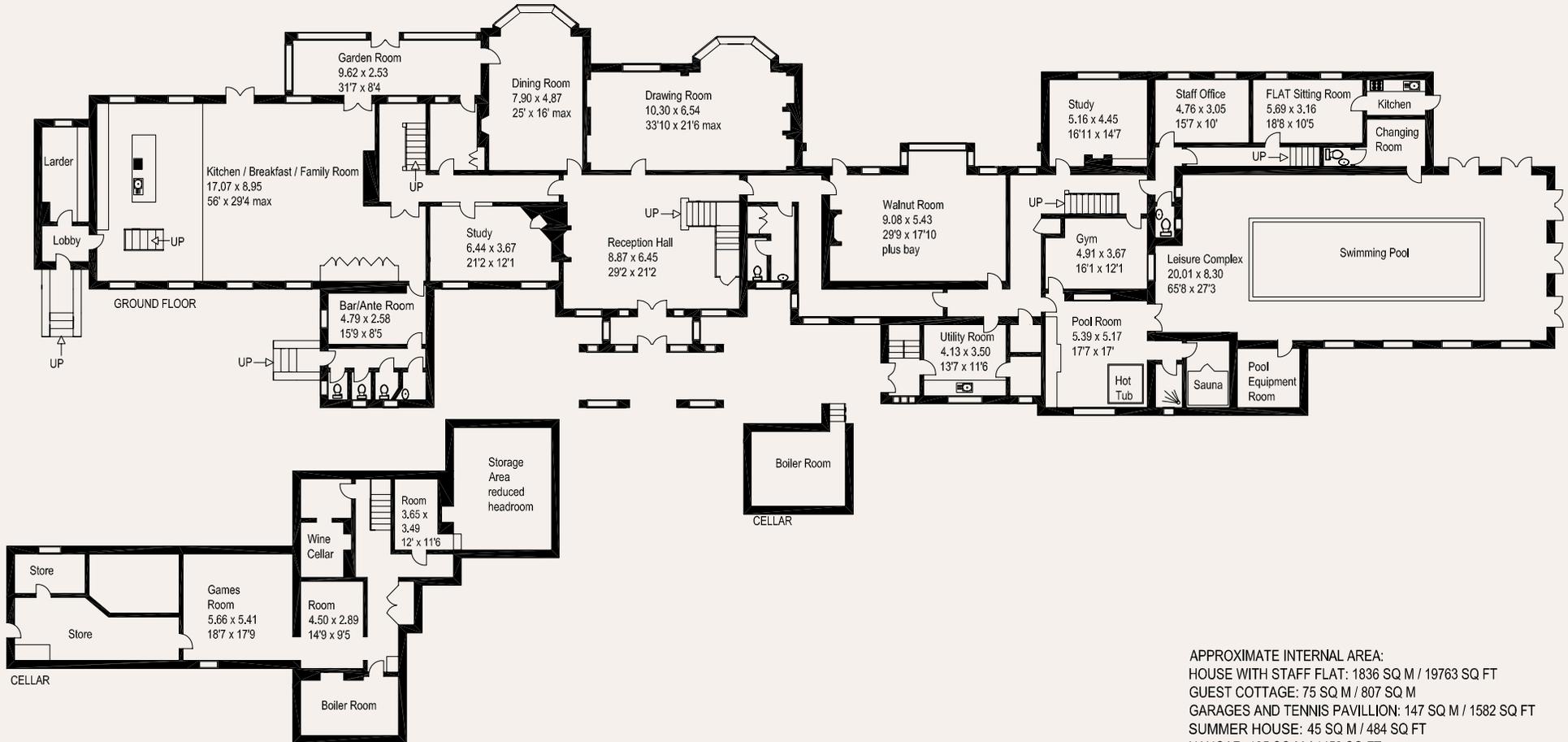
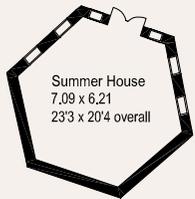
Lock House is a substantial country house built in about 1900 in the Vernacular Revival style and extended and refurbished in the 1930's for the Harvey family including the ballroom and loggia. In recent years the property has been extensively refurbished to provide a home of exceptional quality and comfort and extended to include a leisure complex with indoor swimming pool. Many of the Art Deco features from the 1930's have been retained, including built-in bedroom furniture and bathrooms.

The property is approached from the drive through a porte-cochere which leads to the fine reception hall with Jacobean style carved staircase. Features of particular note include the elegant south facing drawing room with marble fireplace and the Walnut Room with its beautiful panelling. The stunning 56 ft kitchen/family room occupies the former ballroom and is ideal for the modern family lifestyle. The majority of the bedrooms are arranged in suites, including an extensive and luxuriously appointed principal suite.

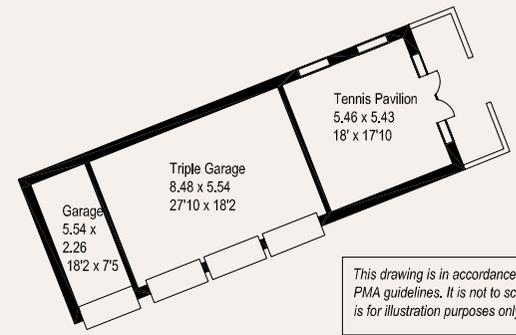
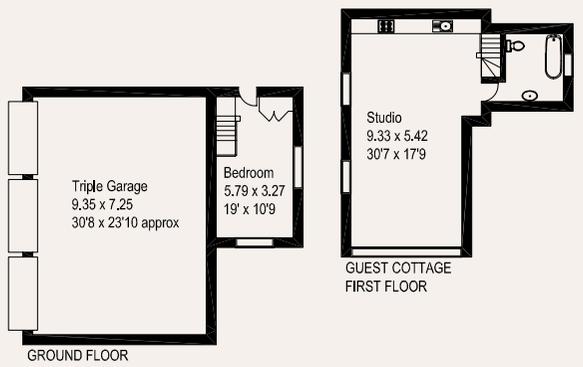
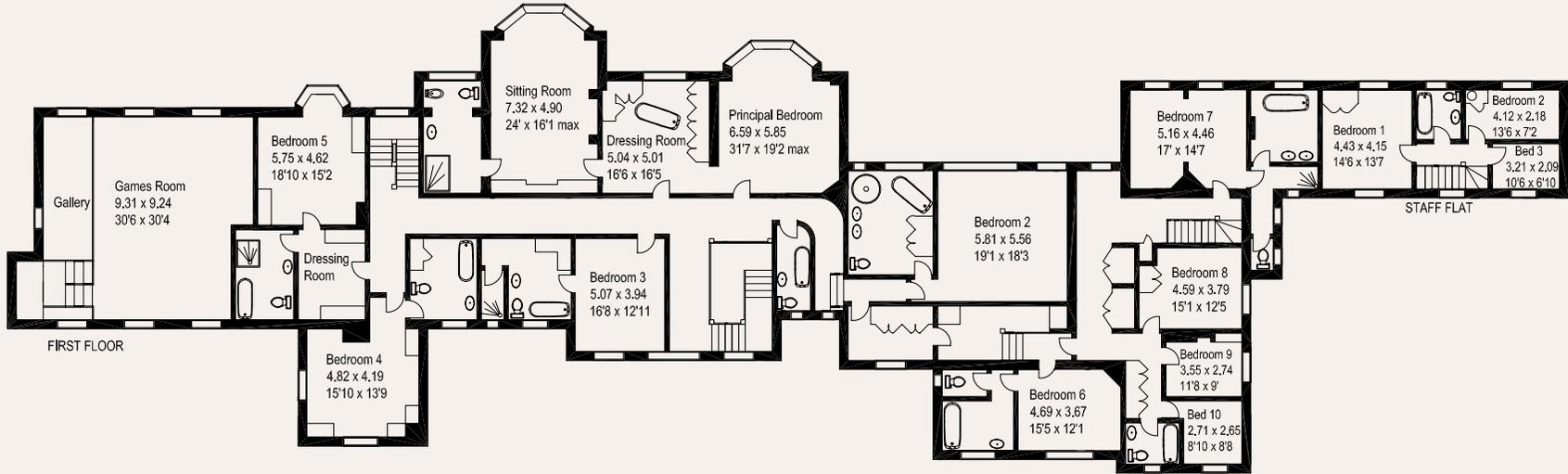
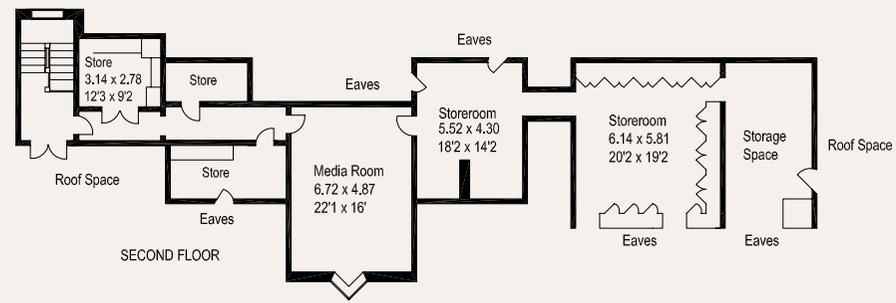
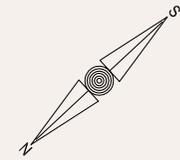
Throughout, the property has been beautifully refurbished and planned for both a modern family lifestyle and for entertaining. Including the three bedroom adjoining staff accommodation and leisure complex the principal house extends in all to nearly 20,000 sq ft. Permission was granted in 2017 for a second floor extension to provide 2 further bedrooms. In addition there is extensive garaging and a guest cottage.







APPROXIMATE INTERNAL AREA:
 HOUSE WITH STAFF FLAT: 1836 SQ M / 19763 SQ FT
 GUEST COTTAGE: 75 SQ M / 807 SQ M
 GARAGES AND TENNIS PAVILLION: 147 SQ M / 1582 SQ FT
 SUMMER HOUSE: 45 SQ M / 484 SQ FT
 HANGAR: 135 SQ M / 1453 SQ FT
 TOTAL: 2238 SQ M / 24090 SQ FT



This drawing is in accordance with PMA guidelines. It is not to scale and is for illustration purposes only. 2010









GARDENS AND GROUNDS

Electrically operated gates on substantial brick pillars open onto a broad tree-lined entrance drive which extends through the grounds to a second set of electrically operated gates. These open onto an inner drive bordered by fine mature trees and shrubs leading to a large parking area, with a central oak tree, adjoining the front entrance. The house is set in an elevated position with all principal rooms commanding fine views over the gardens and grounds which lie principally to the south. They comprise large sweeping lawns interspersed with many fine mature trees and shrubs, beyond which there are areas of light woodland and open pasture. In all the gardens and grounds extend to about 84.7 acres.

Planning permission was granted in January 2016 for a new courtyard stable block.

GENERAL INFORMATION

Fixtures and Fittings All such items regarded as fixtures and fittings are excluded from the sale. These include curtains, light fittings, garden statuary and ornaments, machinery and equipment, although some may be available to a buyer by separate negotiation.

Services The property is connected to mains water, electricity and drainage.

Rights of Way There are public footpaths which cross the land – for further details please contact Strutt & Parker.

Local Authority Horsham District Council - 01403 215100

Council Tax Lock House: Band H

Planning Plans for the extension can be found at Horsham District Council Website planning reference DC/17/1968. Plans for the stable block are under planning reference DC/14/2134.

EPC

Lock House: F

Pool House: E

DIRECTIONS (RH13 8EG)

From London take exit 9 of the M25 towards Dorking. At the roundabout take the third exit onto the A243, at the following roundabout take the second exit, at the next roundabout take the second exit onto A24. Proceed south on the A24, crossing straight over at the junction with the A272 and then take the first turning left, B2135 signposted to Partridge Green. Immediately after passing through the village of Partridge Green turn right signposted Lock Estate Private Road. Proceed for about half a mile and after crossing the river take the second drive on the right hand side.









Tel: 01403 246790

35 Carfax, Horsham
West Sussex RH12 1EE
horsham@struttandparker.com
www.struttandparker.com

Tel: 020 7629 7282

13 Hill Street
London W1J 5LQ
london@struttandparker.com
www.struttandparker.com