

LOCK HOUSE

PARTRIDGE GREEN  WEST SUSSEX



LOCK HOUSE

PARTRIDGE GREEN, WEST SUSSEX, RH13 8EG

Horsham 10 miles, Brighton 16 miles, Guildford 30 miles, London 47 miles, Gatwick airport 23 miles
(All distances and times are approximate)

**A substantial Grade II listed country house
providing extensive accommodation and set within mature grounds**

Reception Hall, Drawing Room, Dining Room, Walnut Room, Loggia, Kitchen / Breakfast Room,
2 Studies, Utility Room, Media Room, Staff Office, Games Room, Principal Bedroom Suite with
Dressing Room and Sitting Room, 6 En suite Bedrooms and 3 Further Bedrooms

Leisure Complex with Indoor Swimming Pool, Gymnasium, Cellars and Attic Rooms,
3 Bedroom Staff Cottage, Guest Cottage, Tennis Court and Pavilion, Summer House
Outdoor Swimming Pool, Helicopter Hangar, Mature Gardens and Pasture
EPC exempt

Savills Country Department

33 Margaret Street
London
W1G 0JD
0207 409 5945
wpeppitt@savills.com

ABOUT 84.75 ACRES

www.savills.co.uk

Savills Haywards Heath

Chelsea House, 8-14 The
Broadway, Haywards Heath
West Sussex RH16 3AH
01444 446 000
haywardsheath@savills.com

ABOUT THE PROPERTY

Lock House is a substantial country house built in about 1900 in the Vernacular Revival style. The property was refurbished and extended in the 1930s for the Harvey family, and in more recent years has been further reconfigured to provide a home of quality and comfort, complete with a leisure complex with indoor swimming pool. Many of the Art Deco features have been retained.

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 potential kitchen/family room occupies the former ballroom and is ideal for modern family life.

The majority of the bedrooms are arranged in suites, including an extensive and luxuriously appointed principal suite.

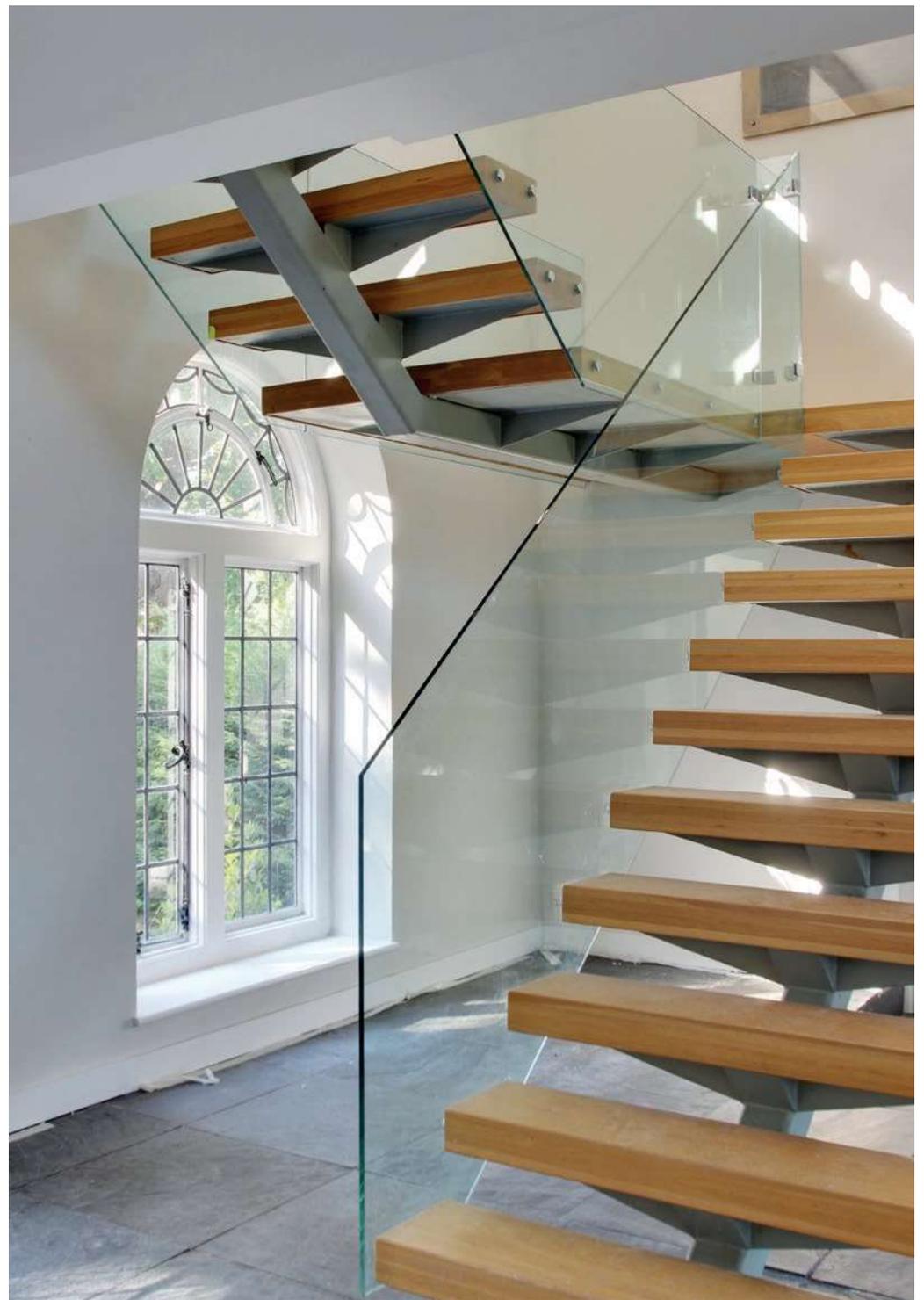
Including the adjoining three bedroom staff accommodation and leisure complex, the main residence extends in all to nearly 20,000 sq ft. In addition there is extensive garaging and a guest cottage.

The gardens, grounds and associated land extend in all to about 84.75 acres.













LOCAL INFORMATION

Lock House is situated in an outstanding rural location, in the beautiful countryside of West Sussex. It is approached by a long private lane and has wonderful views to the South Downs.

Despite the enviable rural setting, the property is not remote and local shopping facilities and amenities can be found in Partridge Green. The larger towns of Horsham, Brighton and Guildford are about 10, 16 and 30 miles respectively providing comprehensive shopping facilities. Fast and frequent mainline rail services operate from Horsham (London Victoria approximately 55 minutes), Brighton (London Victoria approximately 51 minutes and London Bridge approximately 56 minutes), Haywards Heath (London Bridge and London Victoria approximately 44 minutes). The area is renowned for its exceptional private schooling, including Windlesham House, Cottesmore, Worth, Hurstpierpoint College, Christ's Hospital, Farlington, Penthorpe, Lancing College, Ardingly, Brighton College and Roedean. Local sporting facilities include sailing along the south coast with marina facilities at Brighton Marina and Chichester Harbour. Horse racing at Plumpton and Goodwood, with Ascot and Epsom further afield. Polo at nearby Knepp Castle and Cowdray Park, and Guards and the Royal Berkshire at Windsor which are further afield. 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.

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





LOCK HOUSE, PARTRIDGE GREEN

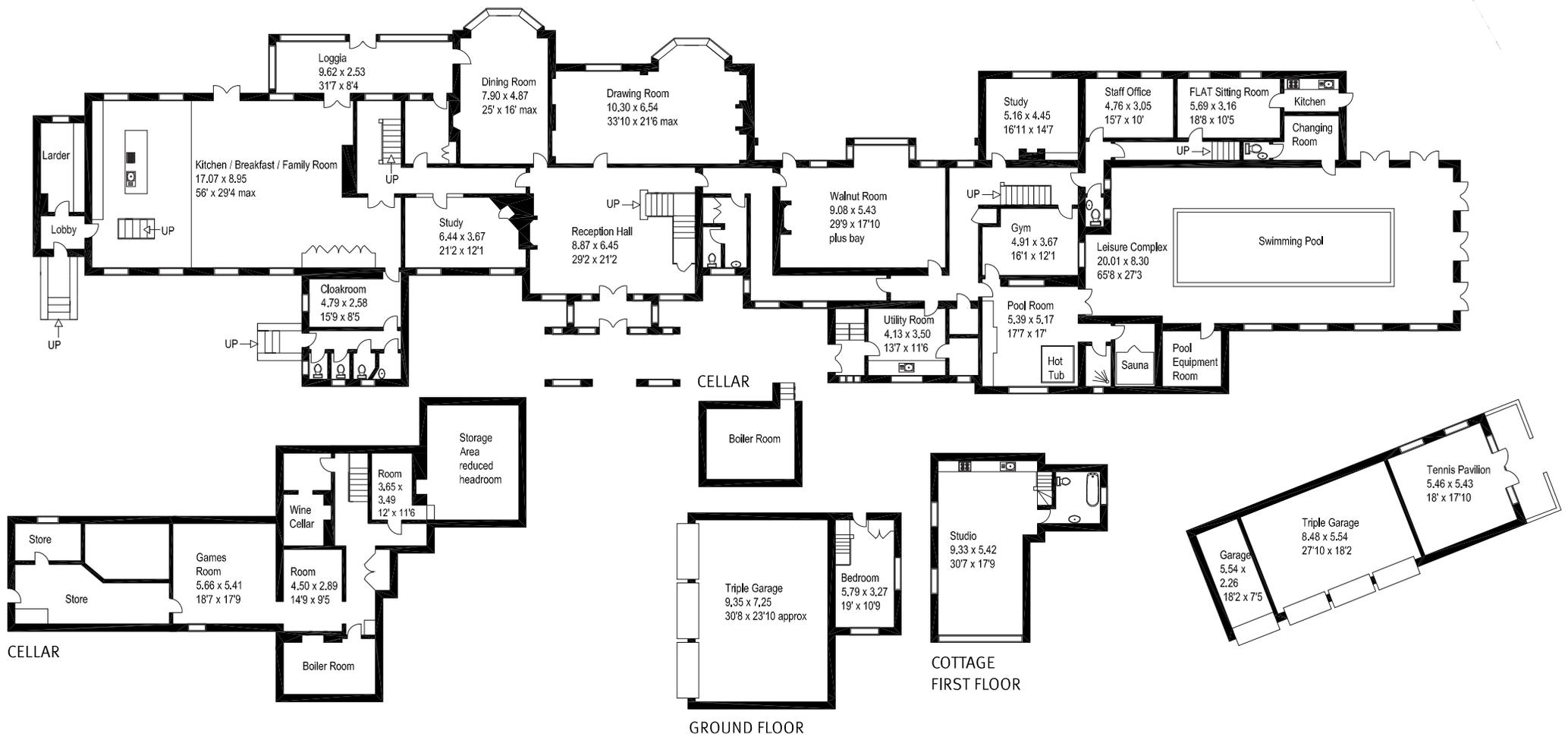
Gross internal area (approx) 1863.0 sq m / 19763 sq ft

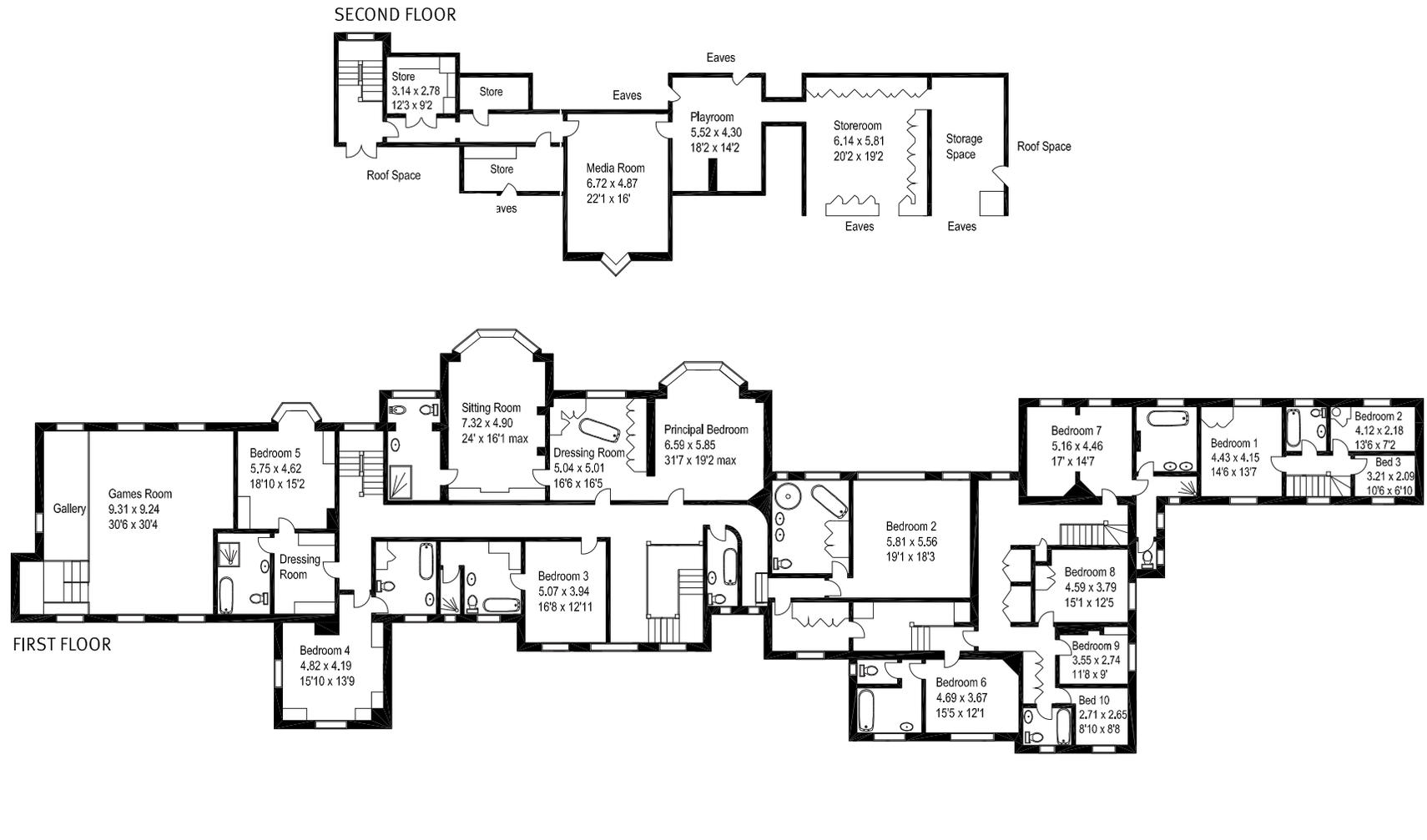
Guest Cottage 75.0 sq m / 807 sq ft

Garages & Tennis Pavillion 147.0 sq m / 1582 sq ft

Hangar 135.0 sq m / 1453 sq ft

Total 2238.0 sq m / 24090 sq ft





AGENT'S NOTE

The property has been the subject of recent reconfiguration, therefore the accompanying floorplans are to be used as guide only and do not represent the current layout of the property.

AGENT'S NOTES

The property has been the subject of recent reconfiguration, therefore the accompanying floorplans are to be used as guide only and do not represent the current layout of the property.

There are public footpaths within the boundary, please refer to the site plan and the Agent for further details.

The agricultural land is let, and farmed under a tenancy agreement which is due to expire in 2022.

SERVICES

Oil-fired central heating. Mains electricity and water. Private drainage.

LOCAL AUTHORITY

Horsham District Council - 01403 215100.

Important Notice

Savills and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared: June 2020 Photographs Taken: June 2020 JC02026042

