

# LOCK HOUSE



West Sussex







# LOCK HOUSE

Partridge Green, West Sussex

**A substantial Grade II listed country house providing extensive, superbly appointed accommodation and set within beautiful mature grounds.**

Steyping 6 miles ♦ Horsham 10 miles ♦ Brighton 16 miles ♦ Guildford 30 miles

London 47 miles ♦ Gatwick airport 23 miles

Distances approximate

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 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

Indoor and outdoor swimming pools

Helicopter hangar

Mature gardens and pasture

Total Sq Ft: 19,763

In all about 25 acres (10.1 hectares)



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fact. Your attention is drawn to the Important  
Notice on the last page of the text.



## West Sussex

- ◆ 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.

Helicopters can be landed at Lock House.



- ◆ 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.



*South Downs National Park*



*Polo at Knepp Castle*



*Brighton Marina*



*Racing at Goodwood*



Entrance Hall

## Description

- ◆ 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. In addition there is extensive garaging and a guest cottage.



*Drawing Room*



Walnut Room



Dining Room



*Kitchen / Breakfast Room*

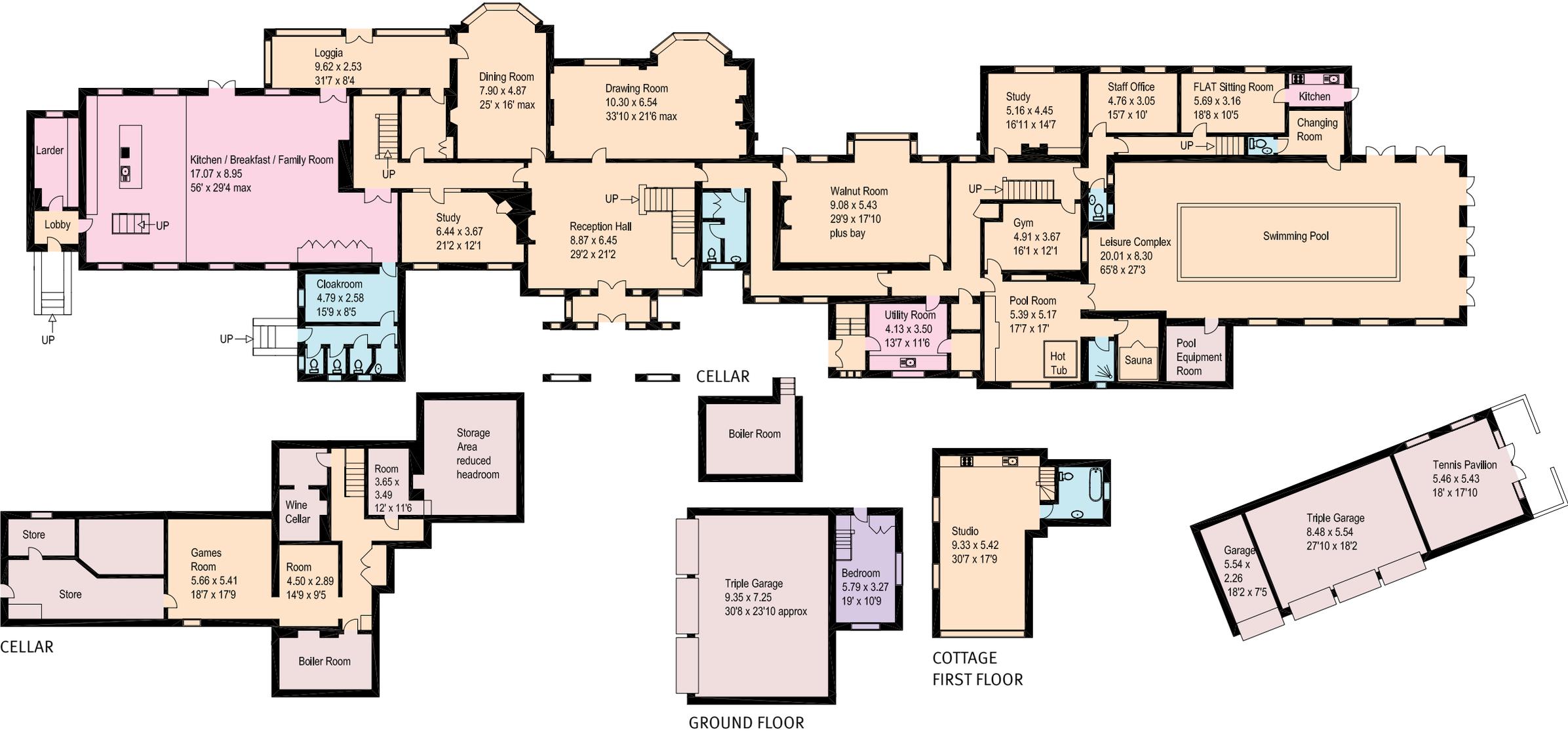
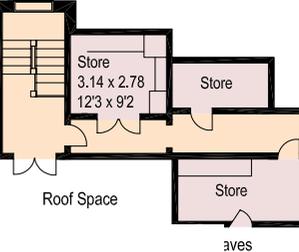


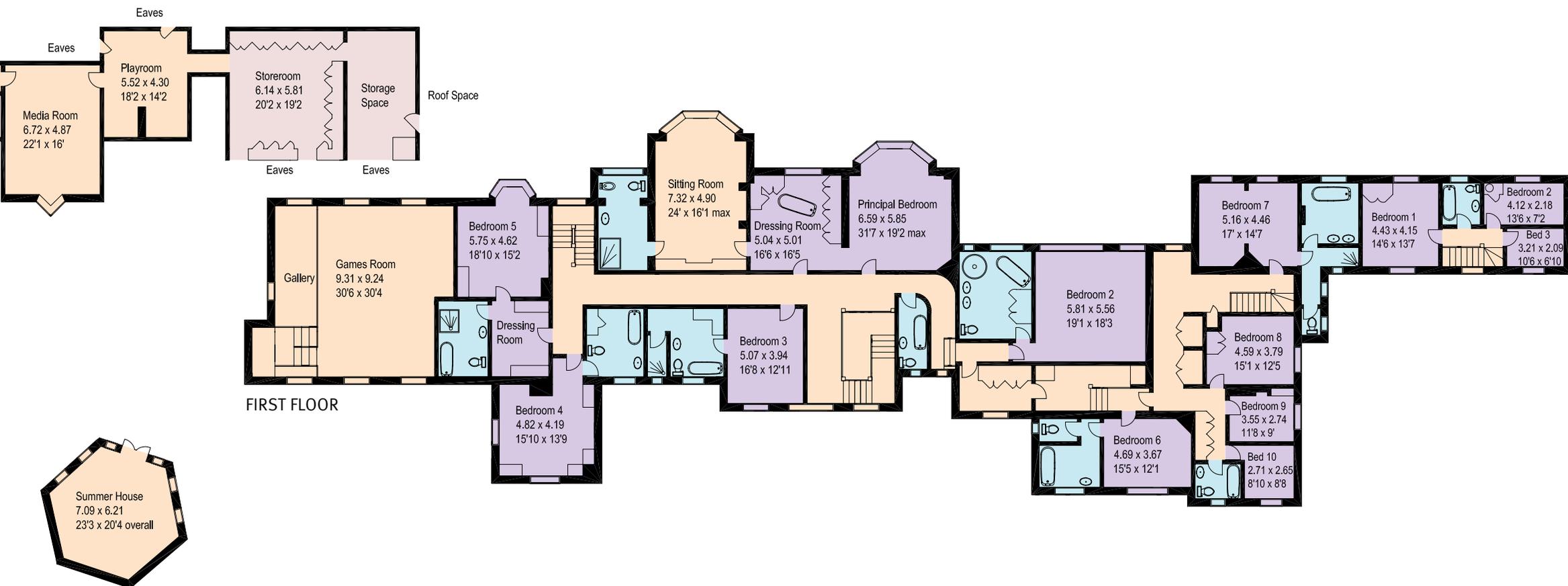
*Games Room*



*Family Room*

SECOND FLOOR





- Reception Room/General Living Areas/Circulation Areas
- Work Rooms ie Kitchen/Workshop/Utility
- Bedroom/Dressing Rooms
- Bathroom
- Outside Space
- Vaults/Storage



Approximate gross internal area  
 House with Staff Flat: 1,836 sq m (19,763 sq ft)  
 Guest Cottage: 75 sq m (807 sq ft)  
 Garages and Tennis Pavillion: 147 sq m (1,582 sq ft)  
 Summer House: 45 sq m (484 sq ft)  
 Hangar: 135 sq m (1,453 sq ft)  
**Total: 2,238 sq m (24,090 sq ft)**



*Dressing Room*



*Master Bedroom*



*Guest Bathroom*



*Master Bathroom/Dressing Room*



*Indoor Swimming Pool*







*Hard Tennis Court*

## 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 25 acres.

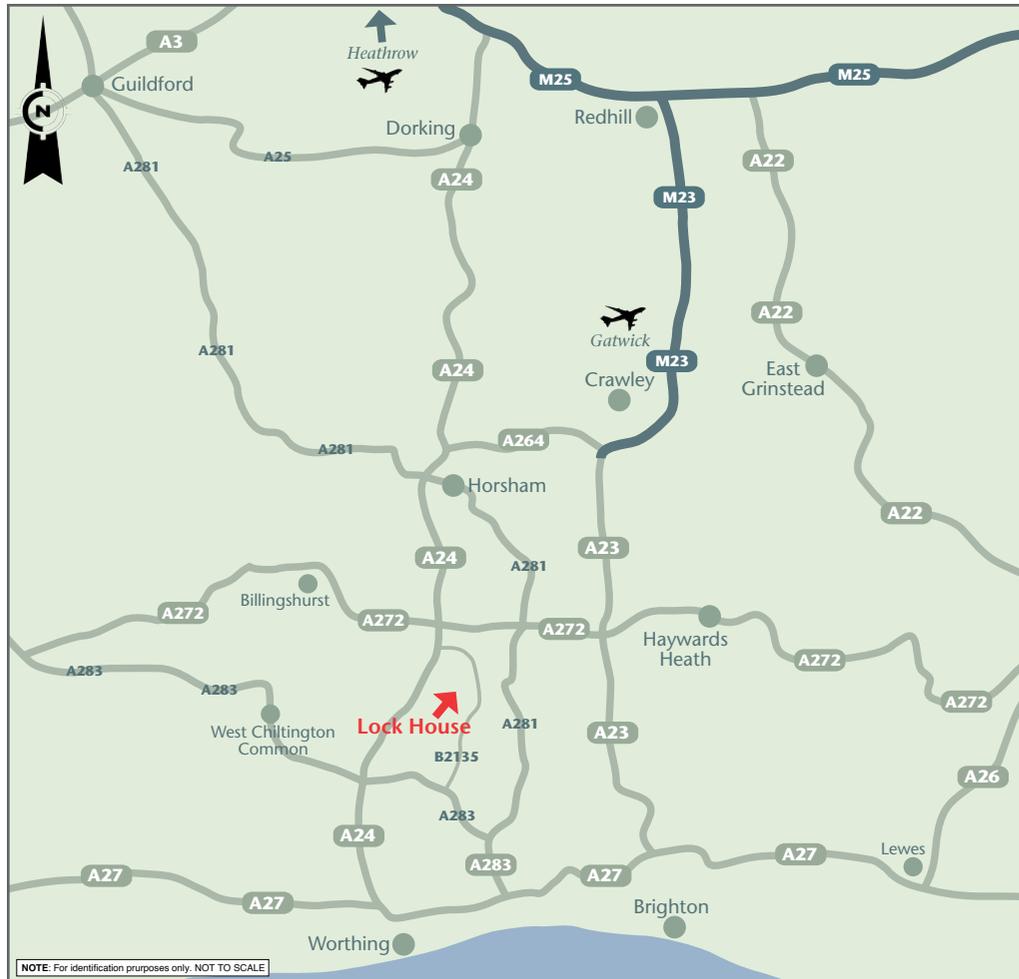


*Summer House*









### 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

A public footpath extends along the outer drive and eastern boundary.

### Local Authority

Horsham District Council - 01403 215100

### Viewing

Viewings are strictly by appointment through the offices of Knight Frank or Hamptons International.

### 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.

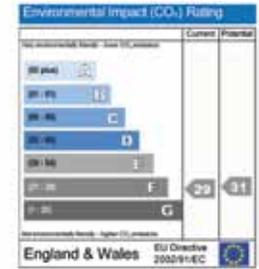
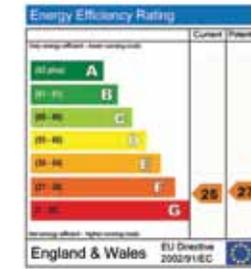
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Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.



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