

Lambs Green
Horsham, RH12

Freehold
Offers in excess of £900,000



*** SOLD ***

Days to Secure A Buyer: 31
Number of Viewings: 34
Number of Offers: 4
Sale Agreed Price: £935,000
Days to Exchange Contracts: 111



THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
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— remarkably different. —

Approximate Gross Internal Area = 246 sq m / 2648 sq ft
Outbuilding = 184.9 sq m / 1990 sq ft
Annexe = 29 sq m / 312 sq ft
Total = 459.9 sq m / 4950 sq ft

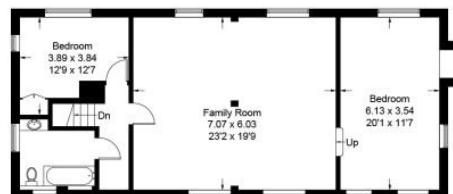
 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)
Outbuilding



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID249383)
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Five Bedroom Detached House | Beautiful & Historic Architecture | Stunning & Vast Suite on the First Floor (24 ft Lounge Area) | Self Contained Annex Potential in the South Wing of the House | Three Acres of Land | 5000 sq ft of Internal Space on Offer | Impeccable Mature Gardens to Professional/Competition Standard | A Recently Constructed, Brick Built, Multi Room PAVILION with Open & Sheltered Veranda Overlooking the Gardens and a Pitched Roof | Large, Hidden Paddock at the Far End for Livestock | Two Modern “Cambridge” Half Brick, 12 ft. Greenhouses | Barn with Chicken Coop & Agricultural Storage | Various Raised Fruit & Vegetable Patches | Idyllic Location | Next Door to one of the nicest Village Pubs and Eateries in the area “The Lamb Inn” | Rural Setting 10 Minutes from the M23 and 15 Minutes from Gatwick Airport | Nearest Train Station; Faygate (London to Bognor Regis line) | Gatwick Express offer the Quickest Service to London (London to Brighton line) | NO CHAIN |

The gardens are simply stunning and extremely well manicured. The sheer size of this property, its gardens, lawns, flower beds, vegetable patches and fruit trees. The current owners employ a gardener for 1 day a week meaning they spend their time enjoying its splendor with a glass of wine, occasionally they do some of the fun jobs like planting, collecting eggs or picking fruit. The offering here is an opportunity for a change of lifestyle. Children growing up in surroundings like these could benefit from the additional outdoor activities at their finger tips, for a couple this property is sheer indulgence. Whether you employ someone or have the time to do it yourself it would be equally rewarding.

Built circa mid 14th Century as a ‘Hall House’ the property has experienced many different uses and is steeped in history worthy of its own book, our local, experienced viewing expert can discuss this with you on location. Now called Woodreeves this was originally “The Manor House”. Given its History and beauty it’s been awarded Grade II listed status to protect its external grandeur and its equally impressive internal structure. It’s rare to have a listed property that is so dynamic in terms of uses and potential to configure it to suit specific requirements.

The house itself has many stunning period features not least the inglenook fireplace using Queen Anne brickwork, King & Queen posts (supports), oak mullion windows, oak panelling and flooring. There has been no expense spared in the sympathetic and recent updating. For example; the green (marble in appearance) sides in one of the bathrooms is a fossil sourced from deep under a riverbed in Brazil. It’s touches like this that make this property one of the most unique and beautiful in the valuers opinion.

The gardens are carefully designed to maximise colour throughout the year using exotic and native perennials, evergreen plants and trees, fruit trees and wonderfully manicured lawns. There are so many separate areas to explore and enjoy. When you think you’ve seen it all you turn a corner and find even more. The garden can be enjoyed from the veranda on the Pavilion which offers superb ‘Al Fresco’ dining. Part of the veranda is covered and part is open, there is currently a hot tub in gorgeous surroundings, this is negotiable. At the rear of the grounds is a paddock perfect for animals and or a small pony.

There is potential to annex off a portion of the house, this could provide independent entrance, bathroom, bedroom, kitchen and lounge.

Guide Price: £900,000 - £950,000

Please allow 45 minutes for viewings. If you have any questions before considering a viewing please call our office and ask for James Gordon.

Parking Arrangements: Driveway to front
Vendors position: No Chain
Property Built: Circa mid 14th Century.
Potential to add value/extend (stpp): Possibly not, Grade II listed.
Loft: Vaulted Ceilings
Tenure: Freehold

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Outbuildings: Pavilion, 2 x Cambridge Greenhouses, Barn, included.

Acreage: Approximately 3 acres.

Nearest Train Stations: Faygate, Ifield, Gatwick.

Nearest Restaurants: The Lamb Inn (next door). The Plough Rusper.

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