

# Morley Manor

Shermanbury, West Sussex







# Morley Manor

Brighton Road, Shermanbury, Horsham, West Sussex

An outstanding and historical Grade II listed manor house of medieval origins with spectacular gardens, grounds, equestrian facilities and distant southerly views to the South Downs.

Cowfold 1.5 miles, Henfield 2.5 miles, Horsham 8 miles, Brighton 13 miles, London 49 miles, Gatwick Airport 20 miles  
Heathrow Airport 58 miles, Stansted Airport 88 miles (All distances are approximate)

## Manor House

**Ground Floor:** Reception hall | Oak staircase with minstrels gallery | family room (snug including wine cellar) | study | dining room  
drawing room | kitchen/breakfast room | two cloakrooms | utility room | orangery | boiler room including shower room

**First Floor:** Principal bedroom with dressing area and ensuite | two further bedrooms with ensuite | library | annex living room | annex bedroom with ensuite

**Second Floor:** Dressing room

## Courtyard

**Ground Floor Stable Block:** Eight Loddon stables | heated rug room | laundry room | bathroom | boiler room | oak tack room | tractor barn | machine room

**First Floor Stable Block: Apartment One:** Open plan sitting room/kitchen | two bedrooms | bathroom

**Apartment Two:** Open plan sitting room/kitchen | one bedroom | bathroom

**Coach House:** Oak tack room | bedroom

## Outside Stable Area

**Stables:** Three Loddon stables | horse solarium area and wash down bay | two 16th century dog kennels

**Garage Block:** Gym | two double garages | two loft bedrooms | pagoda parking area

## Grounds

Double oak garage | tennis court | outdoor bar | outdoor BBQ | hot tub | swimming pool & pool house | outdoor shower | pump house | greenhouse  
lake with jetty | fire pit | field shelters in paddocks | Olympic sized all weather sand school with training mirrors

In all about 14.21 acres

house.  
PARTNERSHIP



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## Morley Manor

Morley Manor is listed Grade II as being of 17th century origin and has been recorded from at least 1650. It was perhaps named from the family of John Morley who was a parishioner in 1652.

The original property has been subsequently extended so that it now offers a fine family home of considerable character.

Externally, the oldest part of the house is brick and part timbered and after an extensive refurbishment is now finished to the highest standard of craftsmanship down to the last detail.





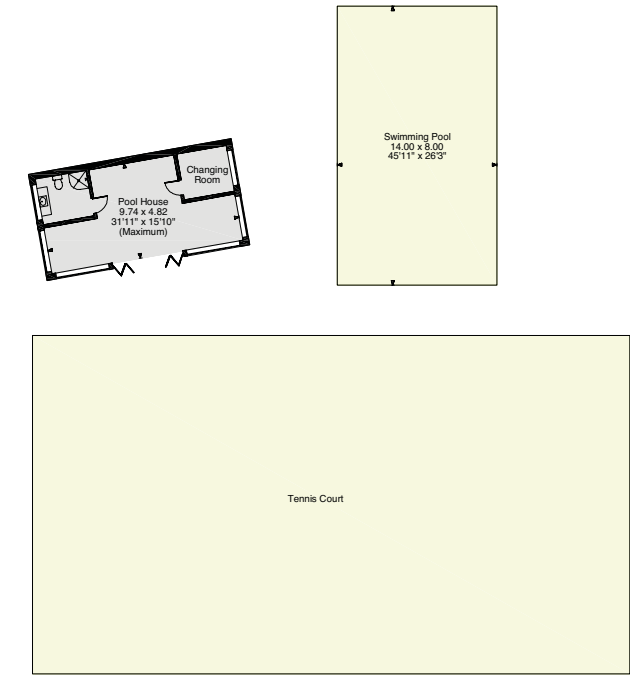
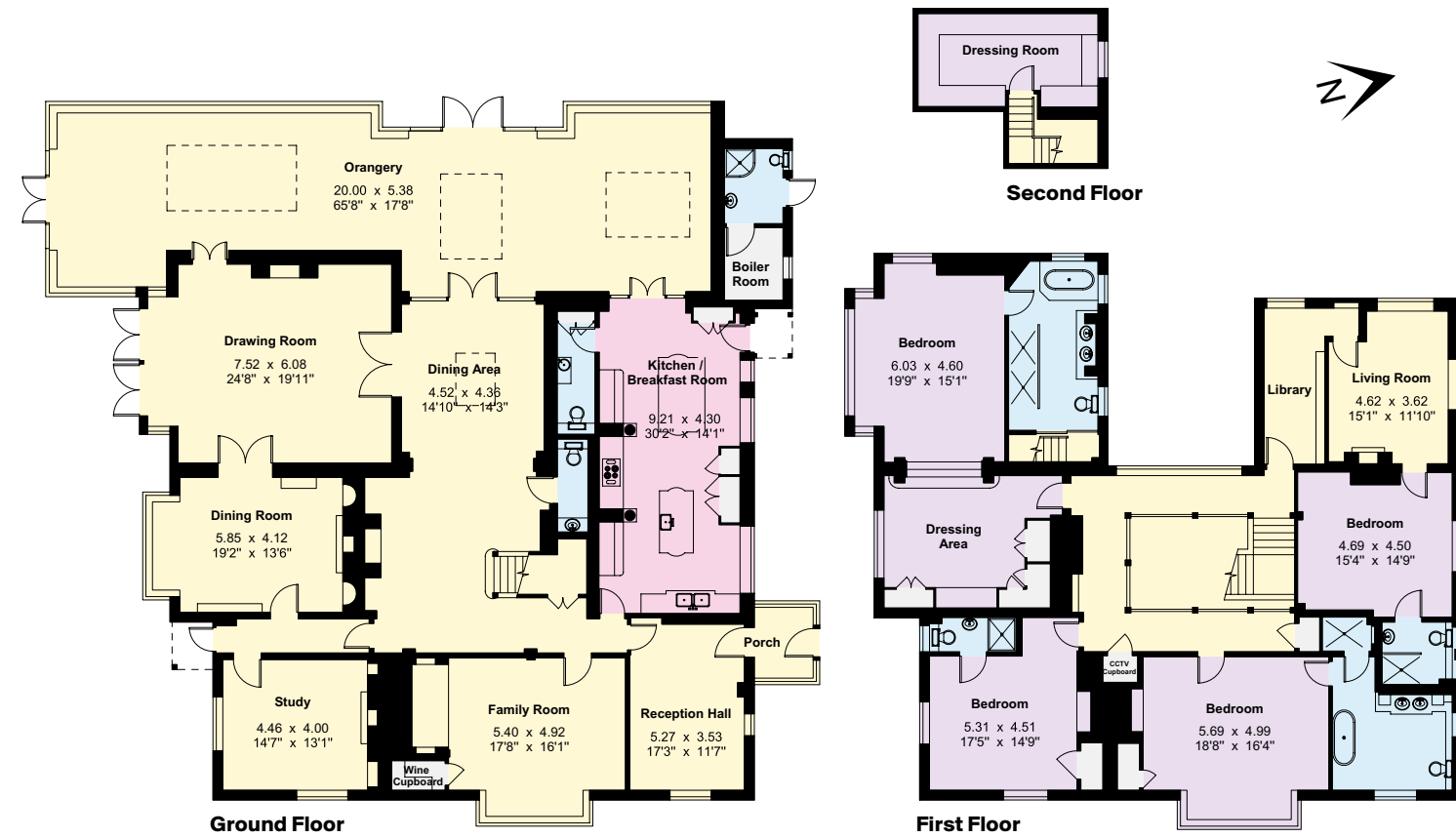




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Approximate Gross Internal Floor Area**  
**Main House: 6,918 sq ft / 642.7 sq m**  
**Flat 1: 377 sq ft / 35.1 sq m, Flat 2: 395 sq ft / 36.7 sq m**  
**Outbuildings: 2,519 sq ft / 234.1 sq m, Garages / Gym: 1,250 sq ft / 116.2 sq m**  
**Stables: 358 sq ft / 33.3 sq m, Pool House: 505 sq ft / 47 sq m**  
**Bar & BBQ: 194 sq ft / 18 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact.  
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.





## Specification

- 17th century property impeccably modernised and fully restored
- Underfloor heating in all tiled floor rooms including the pool house
- Clive Christian kitchen
- Swimming pool heated via air-source heat pump
- Fully automated smoke detectors
- Fully alarmed buildings
- CCTV covering inside main house, grounds and gardens
- External lighting in all the grounds including the lake, jetty and walkways
- Grounds equipped with electrical points

## Local Authority

Horsham District Council - 01403 215100

## EPC ratings

Flat 1: D

Flat 2: D







Pool House

Flat 1 & 2





## Directions

Postcode - RH13 8HQ

What3Words - always.searched.shippers  
(takes you to the start of the driveway)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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