

# Carisbrooke Manor, West Sussex

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An extraordinary property built in 2001 with exceptional volumes, an array of amenities all set in a **rural landscape**.

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### Summary of accommodation

#### Carisbrooke Manor

Reception hall | Sitting room | Music room | Drawing room | Kitchen/breakfast room | Morning room | Utility room | Swimming pool and jacuzzi

Principal bedroom with en suite bathroom and dressing room | Conservatory and rear-facing balcony | Four further bedrooms with en suite bathrooms | Library | Additional balcony

Sitting room | Study | Bathroom | three bedrooms | 'Jack & jill' bathroom | Study

#### Garage & Studio

Triple garage | Living room | Kitchenette | Bathroom | Bedroom

#### Additional Features

Tennis court | Outdoor swimming pool | Eleven stables | Tack room | Offices and meeting room | WC | Laundry room | Staff flat | Wine store | Two large store rooms | Sand school

#### East Lodge

Kitchen/breakfast room | Dining room | Living room | Three bedrooms | Bathroom | Separate studio with kitchen and shower room | Summer house | Car barn with workshop

In all about 85.32 acres

### Distances

Cowfold, 4 miles, Cuckfield, 4.8 miles, Haywards Heath, 6.6 miles, Horsham, 8.3 miles, Brighton, 15.3 miles

Haywards Heath, (London Victoria 44 mins, London bridge 44 mins, London Waterloo 56 mins, Brighton 20 mins)

(All distances and times are approximate)



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## Location

Situated between Warringlid and Bolney, Carisbrook Manor is well-located in an elevated setting, bounded by open countryside. Direct links to the A23 and A272 provide access to an array of local amenities, including supermarkets, various specialist shops, and a number of pubs and restaurants. Additionally, Haywards Health train station, 6.6 miles away, provides direct links to London within 44 minutes, and links to Brighton in under 20 minutes. Gatwick airport is located 18 miles from Carisbrook Manor, catering for international connections.

There is an excellent selection of local entertainment nearby, with Hickstead All England Show Jumping Ground located 5 miles away, and Cuckfield Golf Centre within 3.7 miles. A further array of facilities include Brighton Marina, Goodwood Motor Circuit, and The South Downs Way National Trail, all within a short distance.

## Carisbrooke Manor

Built in 2001, Carisbrook Manor sits amongst the previous grounds of Wykehurst Park, benefitting from a long driveway and walled gardens. From the east, Carisbrook manor can be accessed via a long driveway across the forest and farmland tied to the property. From the west, a shorter private driveway provides quick access from the nearby road.





Carisbrook Manor is entered through the central reception hall, with a galleried landing overlooking the entrance. Grand doors lead through to the music and drawing rooms, boasting grand ceilings and vast natural light. To the left of the entrance, the main sitting room features a outstanding fireplace, paired with hardwood flooring. The ground floor also comprises a functional kitchen and breakfast room, with an attached morning room. The utility room and downstairs bathroom add to the practicality of the ground floor. An adjoining room boasts a large indoor swimming pool and jacuzzi, with self-contained changing rooms and bathrooms.

The first floor is displayed across a large galleried landing, with the principle bedroom offering an en-suite, dressing room, conservatory and private balcony. Four further bedrooms with en-suite bathrooms are spread across the first floor and a further balcony attaching to one of the bedrooms.

The second floor features a vast study and reading room, next to a further bedroom, sharing a connected bathroom. Another bedroom and bathroom is featured from the main sitting room, drawing together the top floor of the house.

The triple garage is set to the right of the main entrance, boasting plenty of space. An additional studio flat on the first floor, with a living room, kitchenette, bedroom and bathroom adds to the practicality of the property.









# Carisbrooke Manor

Approximate Gross Internal Floor Area

11064 sq ft / 1027.9 sq m

Outbuildings: 1340 sq ft / 124.5 sq m

Total: 12404 sq ft / 1152.4sq 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.







## Garden and grounds

Alongside an outdoor pool and patio area, the stable block has been converted to support the mixed uses of the property, with the first four stables having been converted to connected office spaces, with a separate meeting room, kitchen and bathroom. Additional stables offer vast storage solutions, as well as a further studio apartment and laundry room. Many of the stables remain as intended, and could be used for horses as required. Adjacent to the stable yard lies a tennis court and a sand riding school, for further leisure activities.

## East Lodge

To the east, the long driveway is set amongst the land tied to Carisbrook Manor, with a grade II listed three bedroom lodge. East Lodge provides three bedrooms and one bathroom, with a dining room, living room and kitchen breakfast room. Accompanying East Lodge is a separate studio which has a studio room, kitchen and bathroom. Outside is a summer house and large car barn.







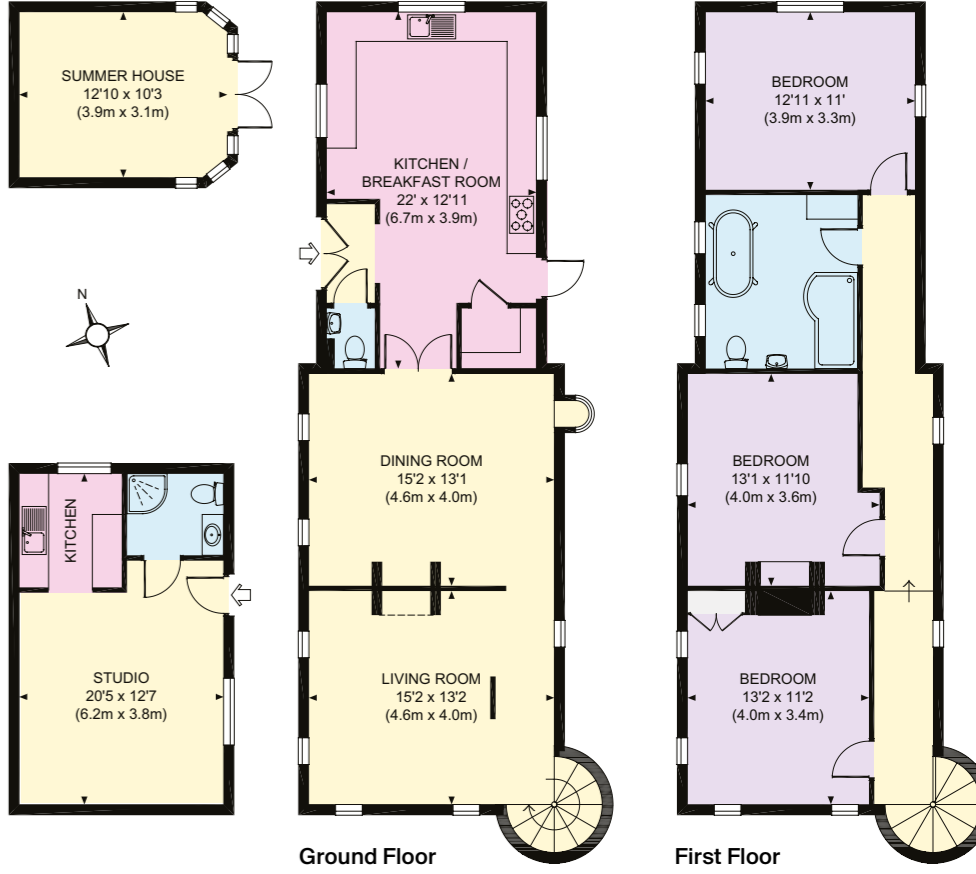




### East Lodge

Approximate Gross Internal Floor Area  
 1417 sq ft / 131.6 sq m  
 Outbuildings: 384 sq ft / 35.7 sq m  
 Total: 1801 sq ft / 167.3 sq m

- Reception (Yellow)
- Bedroom (Purple)
- Bathroom (Light Blue)
- Kitchen/Utility (Pink)
- Storage (Grey)
- Outside (Light Green)



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## Rights of way

There are various rights of way over the drive in favour of a small number of neighbouring properties as shown between points A and B on the sale plan.

## Directions

What3words: [////curving.tearfully.silk](#)

Postcode: RH17 5QQ and RH17 5QB

## Services

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

## Property information

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax: Carisbrooke Manor: Band H

East Lodge: G

EPC Rating: D - Main house



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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Particulars dated May 2024. Photographs and videos dated Various dates.

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