

# The Old Rectory, Horsted Keynes, West Sussex

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A magnificent country property with an array of leisure facilities all set in spectacular gardens and grounds.

Summary of accommodation

Main House

Reception hall | Sitting room | Drawing room | Study | Living room  
Bar | Dining room | WC | Kitchen/breakfast room | WC  
Utility room | Boiler room | Pool store

Principal bedroom with two dressing rooms and en suite  
Four further bedrooms, two en suite, one with dressing room,  
one 'Jack & Jill' bathroom

Indoor swimming pool | Changing room | Shower rooms | WC  
Pool kitchen | Mezzanine with indoor and outdoor balcony

Approximate Gross Internal Floor Area  
House: 935.3 sq m / 10,067 sq ft

The Lodge

Sitting/dining room | Kitchen | Three bedrooms one en suite  
Bathroom | WC

Five bay garage | Separate garage | Two store rooms

Outbuildings

Games room | Squash court | Outbuildings stores

Garden and Grounds

Outdoor swimming pool | Three hole golf course | Two ponds | Lake  
Mature specimen trees

In all about 26.84 acres

Distances

Ardingly 3.7 miles, Lindfield 5.1 miles  
Haywards Heath 6.8 miles (trains to Victoria 44 mins, London Bridge  
44 mins, London Blackfriars 50 mins, Brighton 18 mins  
Gatwick Airport 11 mins), M23 11.4 miles, Gatwick Airport 15.1 miles  
M25 21 miles, London 37.2 miles, Heathrow Airport 50 miles  
(All distances and times are approximate)



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## Situation

The Old Rectory is beautifully positioned, being on the edge of the Ashdown Forest and enjoying sweeping views to the South Downs. The location is exceptional with easy access to the coast (30 minute drive), Haywards Heath mainline station 6.8 miles (London Victoria 44 minutes), Gatwick Airport 15 miles and the M23 11 miles. Horsted Keynes village is within walking distance and has two excellent pubs. There are also extensive country walks accessible in the nearby Ashdown Forest.

**Schools:** Cumnor House, Brambletye, Ashdown House, Hurst College, Ardingly, Worth Abbey School and Handcross Park  
[www.westsussex.gov.ukccm/navigation/education](http://www.westsussex.gov.ukccm/navigation/education)

**Golf:** Haywards Heath Golf Club, Lindfield, East Sussex National, Royal Ashdown Forest

**Amenities:** Effingham Park, Ardingly Reservoir, Glyndebourne Theatre

## The Old Rectory

Formerly a Georgian Rectory which was demolished around 1970, the Old Rectory was built to exacting standards to replace the original. The property has been designed using a combination of styles, the Georgian large sash windows dominate the external symmetry, whilst there are four large Victorian style bays at each end of the main house.



Downstairs there are an abundance of impressive rooms with no shortage of space, light and tall ceilings, the expansive entrance hall and double staircase sets the scene. There is an extensive range of facilities including, the indoor and outdoor swimming pools, games rooms, squash court and tennis court.

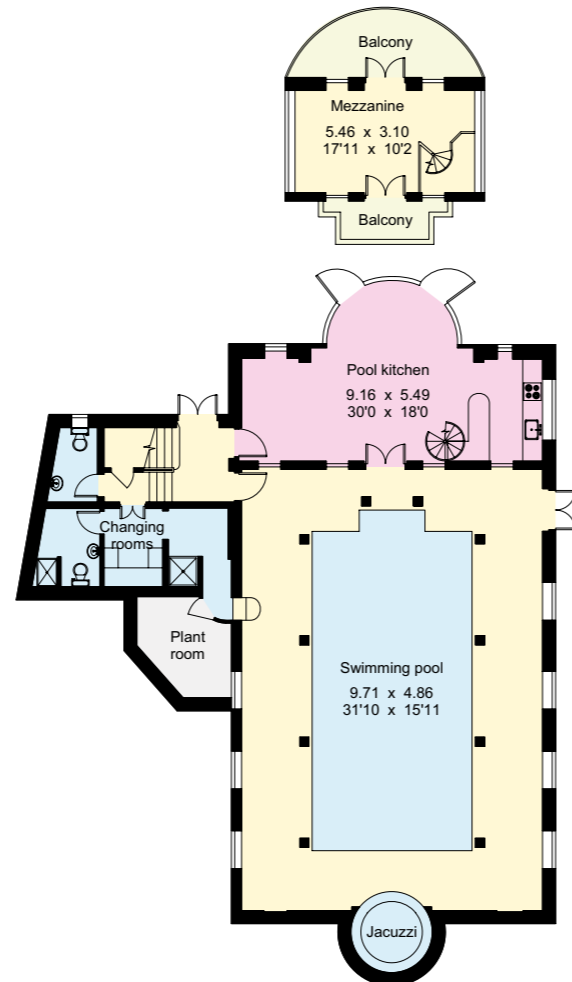
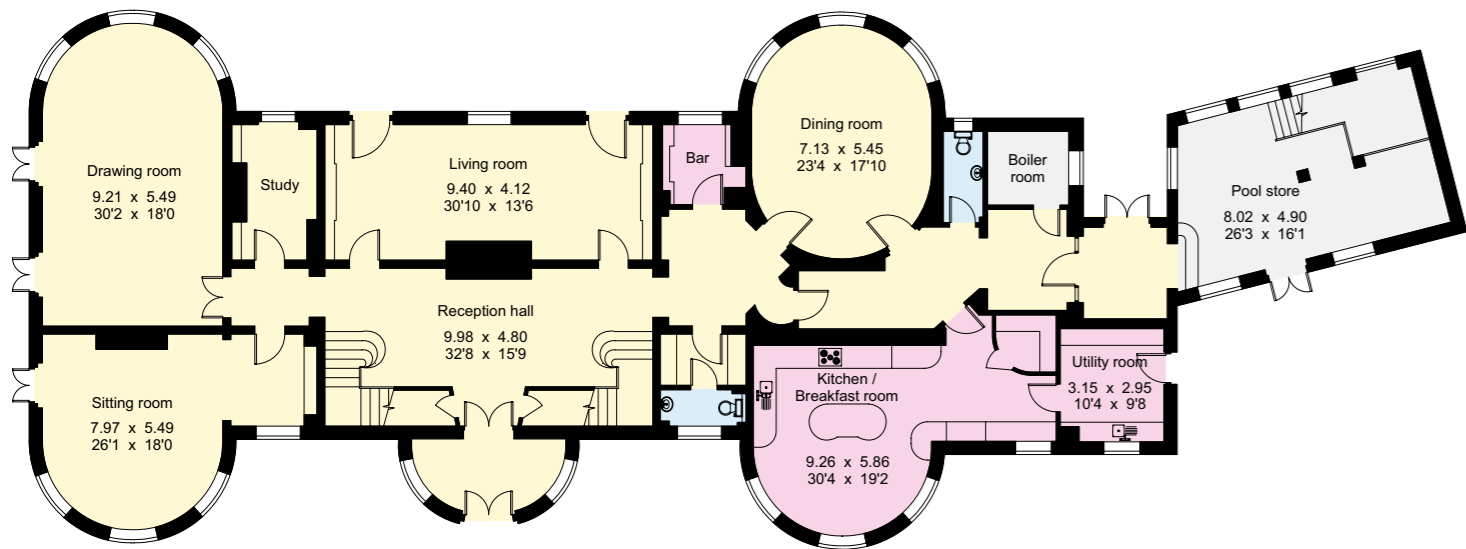
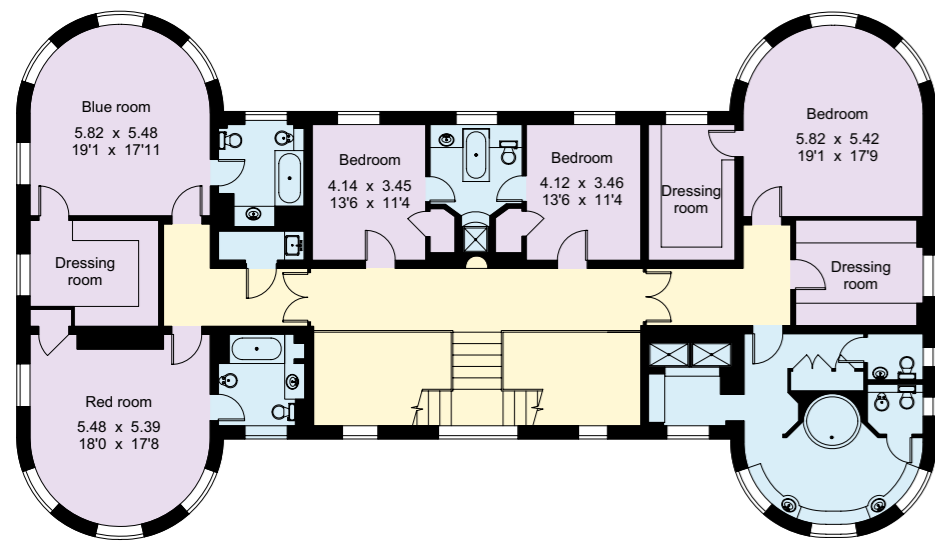


**Approximate Gross Internal Floor Area**

House: 935.3 sq m / 10,067 sq ft

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.

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



Ground Floor

Lower Ground Floor



## The Lodge

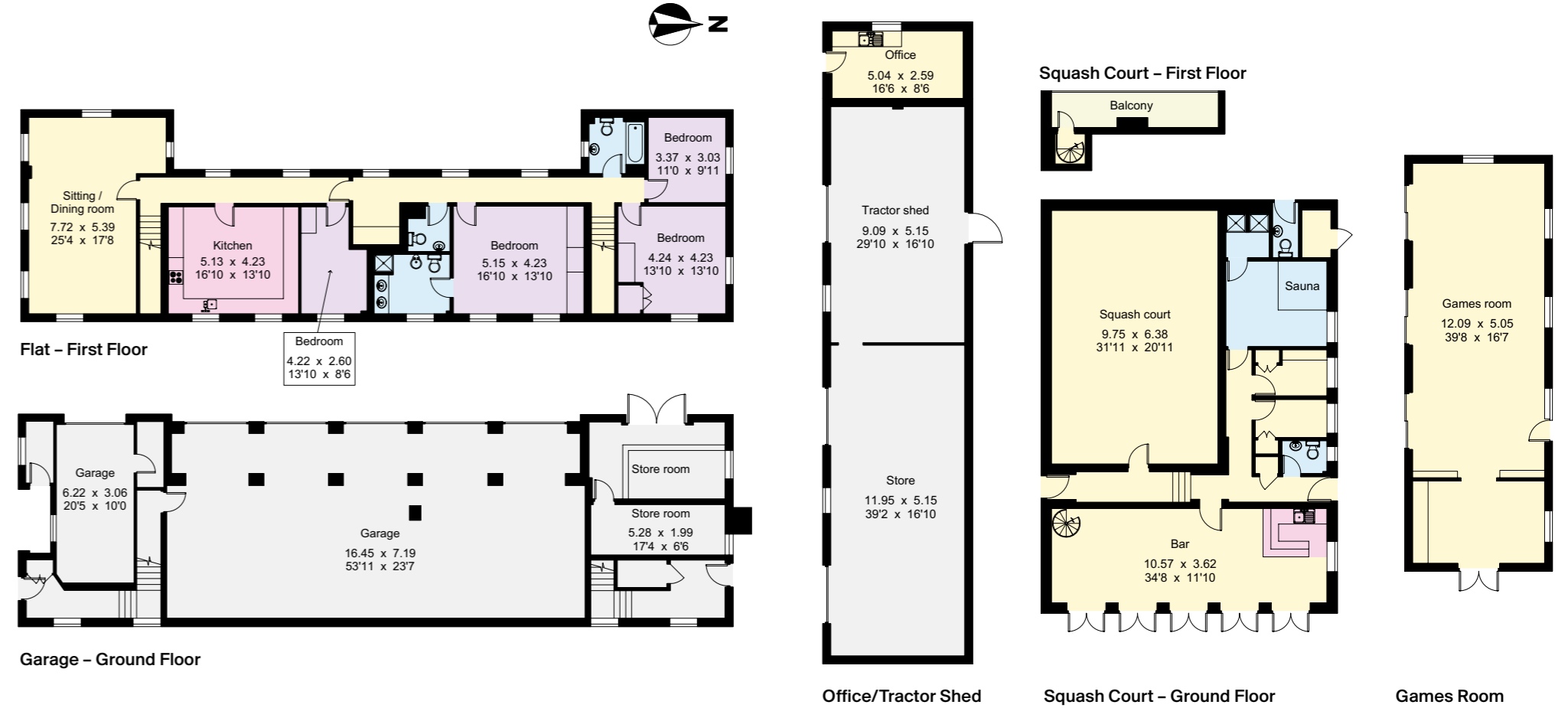
There is a large three bedroom lodge adjacent to the main house providing ample secondary accommodation with six garages below.

The property also benefits from having no visible neighbours and sits almost exactly in the middle of its own land with views across manicured lawns.



Approximate Gross Internal Floor Area  
 Flat / Garage: 377.8 sq m / 4,066 sq ft  
 Office / Tractor Shed: 124.5 sq m / 1,340 sq ft  
 Squash Court: 171.4 sq m / 1,844 sq ft  
 Games Room: 79.5 sq m / 855 sq ft

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## Gardens and grounds

The gardens and grounds have been beautifully created and maintained to the highest standards. They comprise two ponds feeding into a large lake, a walled garden with flowerbeds, paths and box hedging. There is a three hole golf course, a small copse and a wonderful parkland setting which embraces the house and outbuildings totalling circa 27 acres. The house sits in an elevated position with views over the ponds and lake and is west-facing.

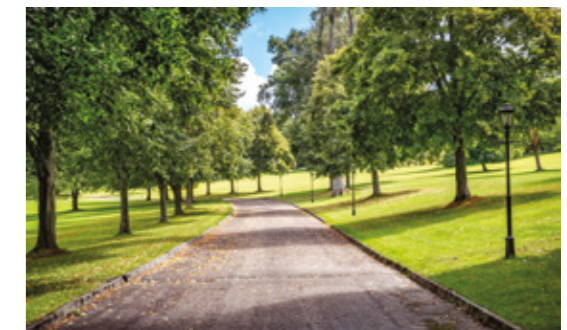
Horsted Keynes church spire is in the background giving the property a wonderful country village feel and yet totally private.

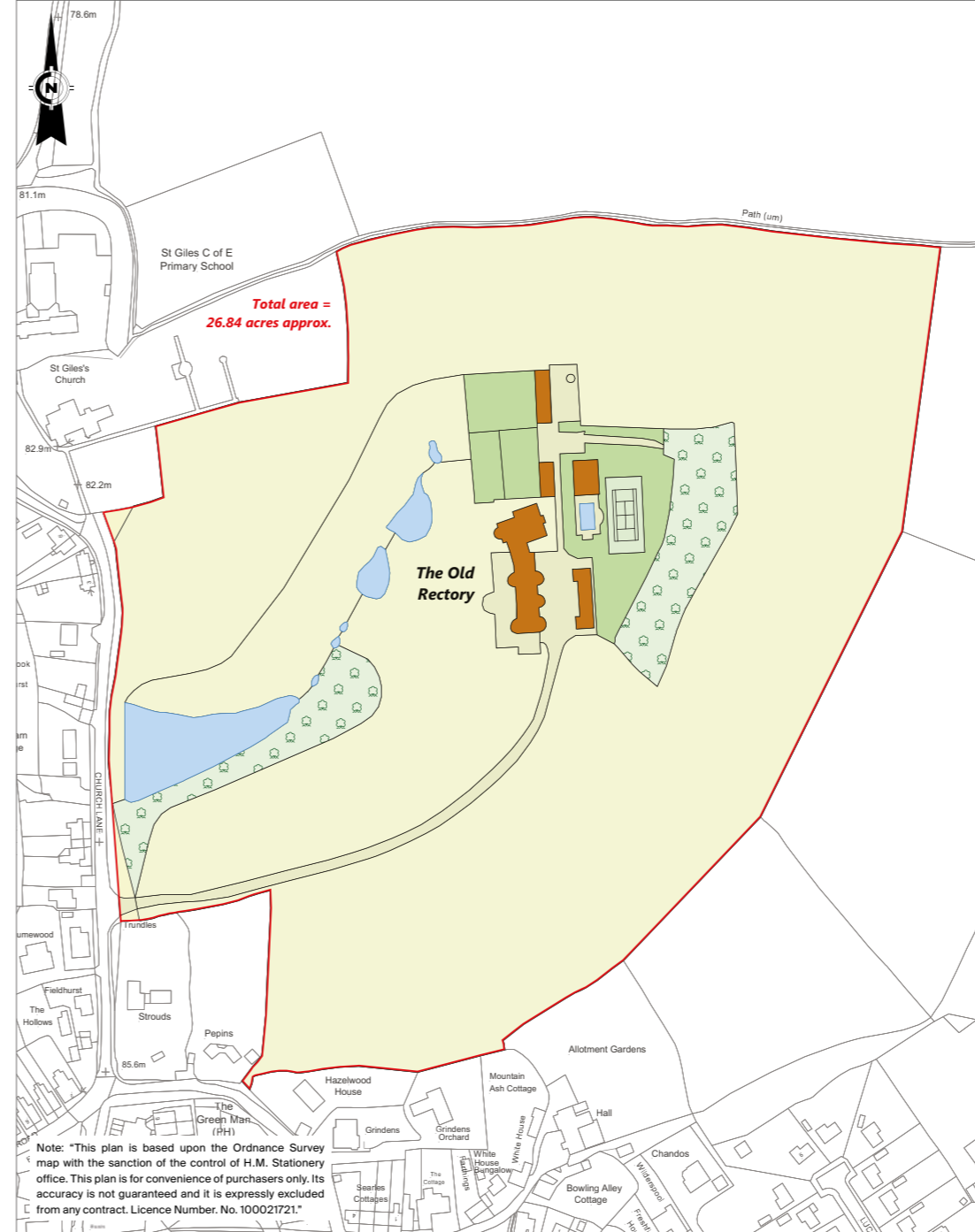
## Services

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

## Fixtures and fittings

Only those mentioned in these sale particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded but may be available by separate negotiation.





## Directions (RH17 7AY)

From London M23 junction 8, continue south towards Gatwick and Brighton for around 11.4 miles and turn off at junction 10a onto the B2036. Continue for around 3.4 miles until you reach Balcombe. From Balcombe take the B2028 East towards Ardingly and after 4 miles at the roundabout take the first exit towards Horsted Keynes. At the next roundabout take the first exit onto Keysford Lane and after 1.3 miles go over the road crossing on Station Road. Take the next left-hand turn onto Leighton Road and at the next junction turn left onto Church Lane, The Old Rectory entrance gates are then on your right-hand side.

## Viewing

Viewing by prior appointment only with Knight Frank.

## Property information

**Tenure:** Freehold  
**Local Authority:** Mid Sussex District Council: 01444 458166  
**Council Tax:** Band G  
**EPC Rating:** F



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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