WINEHAM PLACE
WINEHAM LANE • HENFIELD • WEST SUSSEX

‘Beautifully centred in the middle of its own land with pastures and lakes, a wonderful country house full of charm and character’

Lot 1: Main house
Drawing room • Family room (WC) • Study • Office • Dining room • Utility room (WC) • Kitchen/breakfast room
Master bedroom & en-suite • 4 further bedrooms • 2 en-suite bathrooms • 4 bedrooms and bathroom

Swimming Pool complex
Swimming pool • Sauna • Hot tub • Bathroom • Kitchen • Plant room

Stables & Flat
Kitchen • Living room • 2 bedrooms • 5 stables • Tack room • Boiler room • Garage • Carport

Outbuildings and Gardens
2 stables • 3 store rooms • Barn • Lake • Croquet lawn • Woodland • Sand school
Horse walker for six horses
In all Circa 60.5 acres

Lot 2: Lodge – 0.71 acre
Lodge: Kitchen • Living room • Dining room • 2 bedrooms (with planning permission - application number DC/17/0328)

Lot 3: Woodland – 17 acres

All 3 lots about 78 acres

Horsham
40 Carfax, Horsham,
West Sussex RH21 1EQ
Tel: +44 1403 339180
chris.burton@knightfrank.com

Country Department
55 Baker Street,
London W1U 8AN
Tel: +44 20 7861 1093
oliver.rodbourne@knightfrank.com

www.knightfrank.co.uk

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.
Situation

- Henfield village 4.5 mile
- Haywards Heath 7 miles
- Horsham 9.6 miles
- Brighton 15.8 miles
- Central London 43 miles

- Lancing College
- Hurstpierpoint College
- Brighton College
- Cottesmore School
- Windlesham House, Handcross Park and Sompting Abbotts

- A23 3 miles
- M25 28 miles

- Hassocks, Haywards Heath and Gatwick Airport (London Bridge/Victoria timetable journey time from 51, 44 and 30 minutes respectively).

- Gatwick 22 miles
- Heathrow 59 miles

- The Mid Sussex in Ditchling, East Sussex National, Uckfield Singing Hills at Albourne

- Plumpton
- Brighton
- Goodwood

- Weir Wood and Ardingly reservoirs and along the South Coast Multiple Tennis, spa and fitness facilities nearby

- Walking and riding locally, including along the South Downs and on the Ashdown Forest.
The Property

Wineham Place is an outstanding country house set perfectly in the centre of its own grounds consisting of gardens, paddocks and woodland at the end of a long driveway.

The property dates from the early twentieth century with parts of the first and second floor believed to date from Elizabethan times meaning it has an abundance of character with many classic features including, exposed timbers, drop latch doors and inglenook fireplaces, all beneath a Horsham stone roof.

The property has been considerately updated and was extended in 2006 creating a feature room central to modern living, on the west side of the property overlooking the gardens.

The galleried reception hall sets the tone for the house, with wood paneling, stone flagging, and a sweeping central staircase. The study, one of two adjoining the hall, has a range of oak shelves with a built in desk and cupboards.

The winter drawing room has an impressive inglenook fireplace with cast iron hood and brick surround; the summer drawing room, situated in the modern extension, has stripped wood flooring, superb views over the croquet lawn and gardens to the west, and an adjoining cloakroom.

The half panelled dining room has a lovely decorative stone fireplace, with a carved stone surround. The kitchen/breakfast room is well equipped with granite surfaces, a four oven Aga set in a tiled recess and excellent range of wall hung and under counter bespoke cupboards. To the east of the kitchen are the utility room, boot room, laundry, office and a cloakroom.
Master Bedroom
The master bedroom has a well-appointed en suite bathroom with under floor heating, bath, separate shower, two basins, heated towel rails and WC.

There are four further bedrooms, one with an en suite Jack and Jill bathroom, a family bathroom, separate shower room and WC situated on the first floor; four bedrooms and a bathroom are situated on the second floor.

Finally there is a viewing platform at the top of the house giving 360 degree views across Sussex.
The Pool House

The weatherboarded Pool House comprises a swimming pool, jacuzzi, sauna, gym area, shower room with WC, kitchen and integrated pool equipment shed. In front of the pool house is a terrace, with a brick and tiled barbecue shelter.
Approximate Gross Internal Floor Area
6,874 sq.ft / 638.59 sq.m

Ground Floor
- Entrance Hall: 6.05 x 4.57 (19'11" x 15')
- Dining Room: 7.01 x 4.08 (23' x 13')
- Family Room: 7.34 x 6.05 (24' x 19'10")
- Study: 5.54 x 4.72 (18'2" x 15')
- Office: 4.75 x 3.63 (15'7" x 11'11")
- Utility Room
- Laundry

First Floor
- Entrance Hall
- Drawing Room: 7.03 x 6.97 (23' x 22'10")
- Study
- Bedroom 1: 5.89 x 4.42 (19'4" x 14'10")
- Bedroom 2: 5.71 x 4.55 (18'9" x 15')
- Bedroom 3: 5.58 x 5.31 (18'3" x 17'5")
- Bedroom 4: 4.72 x 6.57 (15'6" x 21')
- Bedroom 5: 5.38 x 3.43 (17'6" x 11'2")
- Bedroom 6: 4.79 x 3.30 (15'7" x 10'10")
- Bedroom 7: 4.02 x 2 (13'2" x 0')
- Bedroom 8: 4.82 x 2.17 (15'10" x 7’)
- Bedroom 9: 3.35 x 2.86 (11'8" x 9'10")

Second Floor
- Stair Up To Roof
- Storage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Approximate Gross Internal Floor Area
691 sq.ft / 64.2 sq.m
Outbuildings: 6,000 sq.ft / 557.5 sq.m
The Stables
The garage and stable block is situated to the north east of the house, and features a sliding door opening to the garage, and through to the tack room, and groom’s room with sink and WC.
Above the main stable is a groom’s flat comprising: kitchen, sitting room, 2 bedrooms and bathroom.
There are three stables opening to the yard, and two at the rear, together with space for vehicle storage and a generator room. There is a further stable building with two boxes and a feed store to the east. Beyond this lie the sand school, a winter paddock, a small enclosed paddock, a horse walker for six horses and a timber framed machinery store with secure garaging. The woodstore is also located close by.
The six paddocks lying to the north and west of the house are fully enclosed by post and rail fences and have water connected. The southern paddock has been used as a polo stick & ball pitch.
In all, about 63 acres.

The Lodge House
The single storey Lodge House, which has scope for updating, sits within its own hedged garden and comprises an open plan sitting/dining room, kitchen, two bedrooms, bathroom, and WC.
Gardens, grounds & outbuildings
Wineham Place is approached through wrought iron electric gates opening to a drive which sweeps past the Lodge House and paddock to a gravelled parking area in front of the house.

To the front of the house is a lawn which borders the southern paddock, and a large pond with seating area, duck island and stocked with fish. A second pond is situated to the south west of the house.

The main gardens are situated to the west of the house, with a croquet lawn between the Pool House and the Summer House loggia, and flower beds beyond. To the north west are the kitchen garden, the orchard, greenhouse, and the northern terrace with pergola, low level hedging and space for table and chairs. Beyond this lies the all-weather tennis court.
Location

Wineham Place is situated in a rural location, in the hamlet of Wineham, home of the popular Royal Oak Pub. There are excellent facilities for leisure and sporting pursuits in the locality, and many footpaths and bridlepaths. Wineham Place is ideally located for the thriving local equestrian scene with Hickstead All England Show Ground and Arena Polo Club within 3 miles. Sussex offers many cultural opportunities with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Local shopping facilities and amenities are available in the villages of Hurstpierpoint, Cowfold and Henfield.
Directions
From Haywards Heath, take the A272 west across the A23. After about 1.6 miles turn left into Wineham Lane. The entrance to Wineham Place is on the right after about 1.7 miles.

Services
The owners have informed us that there is mains water and electricity, oil fired central heating and private drainage.

Local Authority
Horsham District Council: 01403 215100

Viewings
Viewing is strictly by appointment with Knight Frank, the vendor’s sole agents.

Fixtures and Fittings
All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars are excluded from the sale, but certain items may be available by separate negotiation.