

# Westbrook Hall

Horsham, West Sussex







# Westbrook Hall

Bognor Road, Horsham, West Sussex, RH12 3PT

A magnificent Georgian country house  
set in mature gardens with the  
North River adjacent to it.

Horsham 4.2 miles (Victoria/London Bridge from 52 minutes), Dorking 11.7 miles  
Gatwick 16.1 miles, Guildford 17.8 miles, London 38.2 miles  
(All distances and time are approximate)

## Accommodation

Entrance hall/dining area | Kitchen/breakfast room | Utility room | Drawing room | Cloakroom | Bar | Billiard room  
Principle bedroom en suite | Guest suite with dressing room and sauna | Four further bedrooms | Bathroom | Separate WC  
Cellar | Wine store | Workshop | Gun safe | Garage | Geothermal tank room  
Tractor garage | Gardener's cabin with utilities (dormant planning permission) | Wood shed  
Swimming pool with kitchenette and WC

## Annexe

Reception room | Hallway | Porch | Study | Two bedrooms | Bathroom

## In all about 8.37 acres

The property has a geothermal heating system

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## Situation

**Schools** – Farlington, Christ’s Hospital, Penthorpe, Cranleigh, Cottesmoore, St. Catherine’s, Hurst College, Windlesham House, Dorset House, Colliers, Warnham CE

**Golf:** Mannings Heath, Gatton Manor, Slinfold Country Club, Rookwood, Horsham Golf Centre

**Racing:** Goodwood, Ascot, Sandown Park, Epsom Down

**Polo:** Hurtwood Park Polo Club, Cowdray Polo Club

## Westbrook Hall

Westbrook Hall is a grade II listed Georgian country house of impressive scale and grandeur. The principal rooms are elegant and well proportioned, enjoying fine views over the beautiful mature grounds. Historical research records Westbrook Hall as being of 17th century origin. The original timber framed house which probably started life as a bondsman’s cottage attached to the manor of Slaughterford still remains with many exposed wall and ceiling beams in evidence and now forms a most attractive and characterful part of the house in contrast to the larger elegant rooms of the later additions.

The property is believed to have been extended on at least three separate occasions in the 19th century and further altered, remodelled and refurbished in the last century. The gardens are a particular feature lying principally to the south and west of the house with many fine mature trees and shrubs through which the long drive approaches the house.









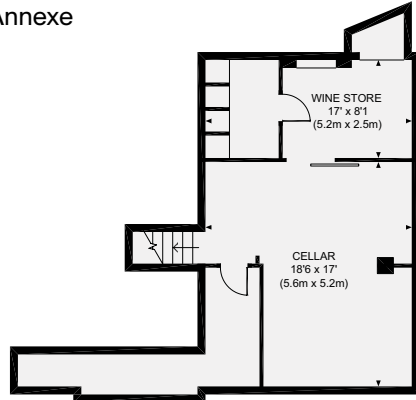




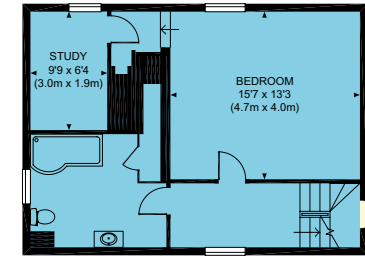
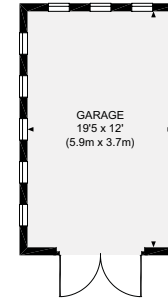
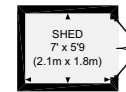
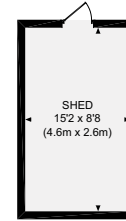
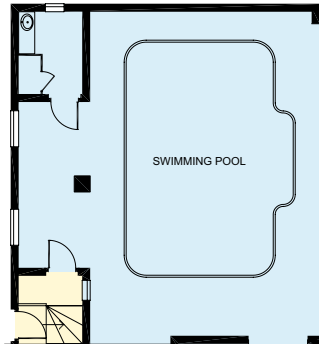
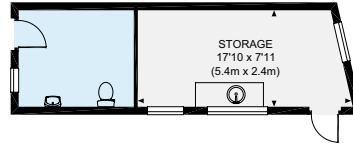
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Annexe

**Approximate Gross Internal Floor Area**  
**Main House: 6,508 sq ft / 604.6 sq m**  
**Annexe: 1,404 sq ft / 130.5 sq m**  
**Outbuildings: 611 sq ft / 56.8 sq m**

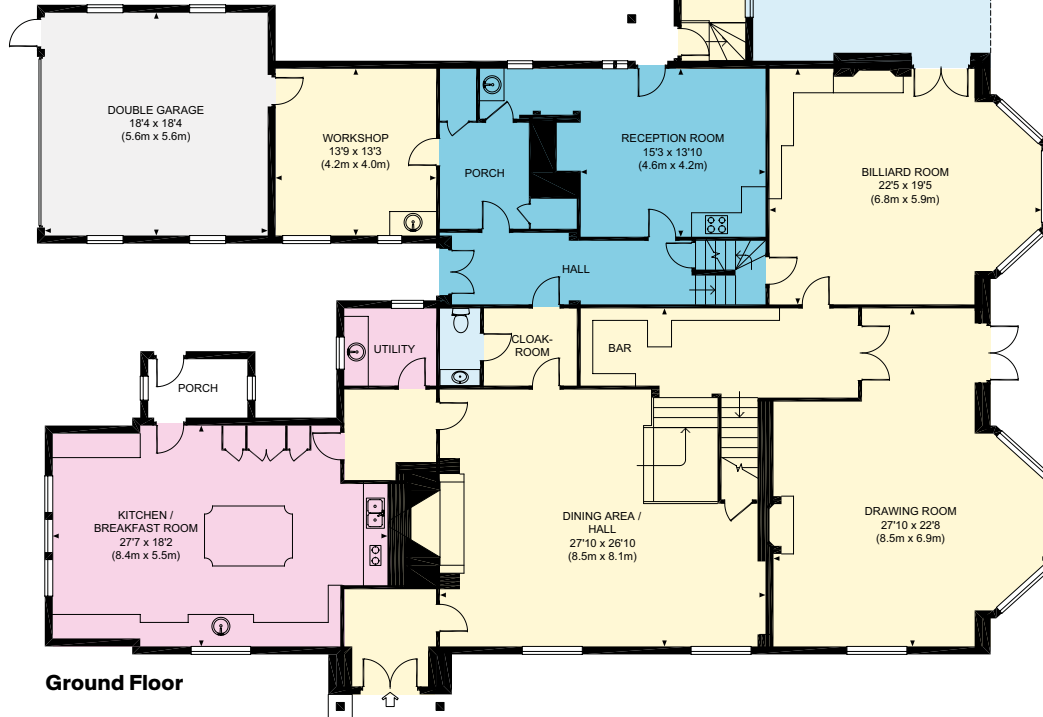
This plan is for guidance only and must not be relied upon as a statement of fact.  
 Attention is drawn to the Important Notice on the last page of the text of the Particulars



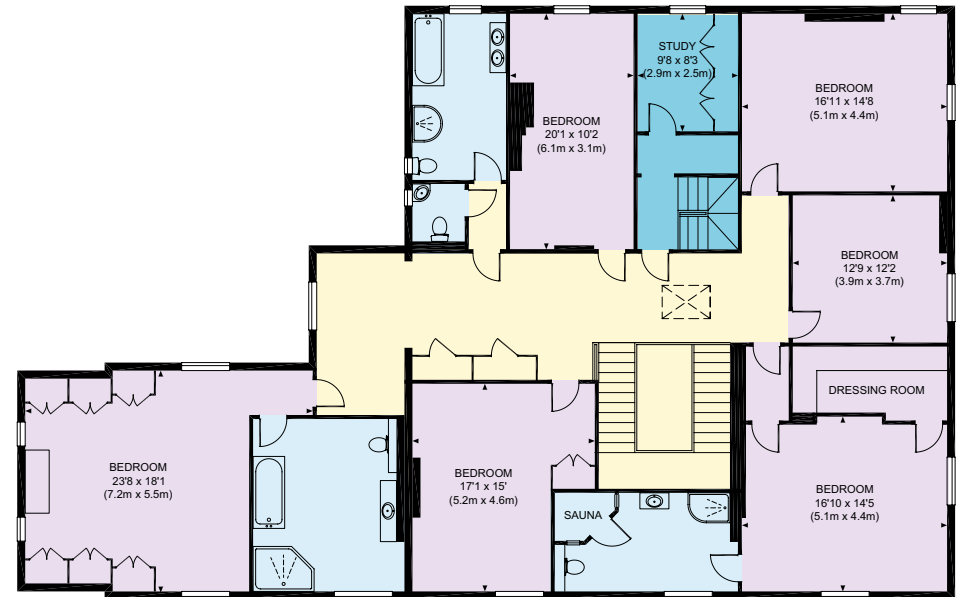
**Lower Ground Floor**



**Mezzanine**



**Ground Floor**



**First Floor**



## Grounds and Gardens

The property sits in an elevated position surrounded by mature gardens and grounds including many specimen trees such as Cedars, Blue fir, Eucalyptus, Scots pine, Robinia and Rhododendrons. The main aspects of the property looks south and west, providing the house with a delightful parkland feel. The North River runs along the western boundary supporting an abundance of wildlife. The property benefits from a wonderful swimming pool, which is south facing and partly walled, making it the perfect suntrap. Finally there is a large field to the north which completes the overall parcel and is circa 8.37 acres.

The property sits in West Sussex but only two miles south of the Surrey border. It has the benefit of numerous bridleways and footpaths giving access to the surrounding countryside and pretty villages of Warnham and Rowhook.



## Directions (RH12 3PT)

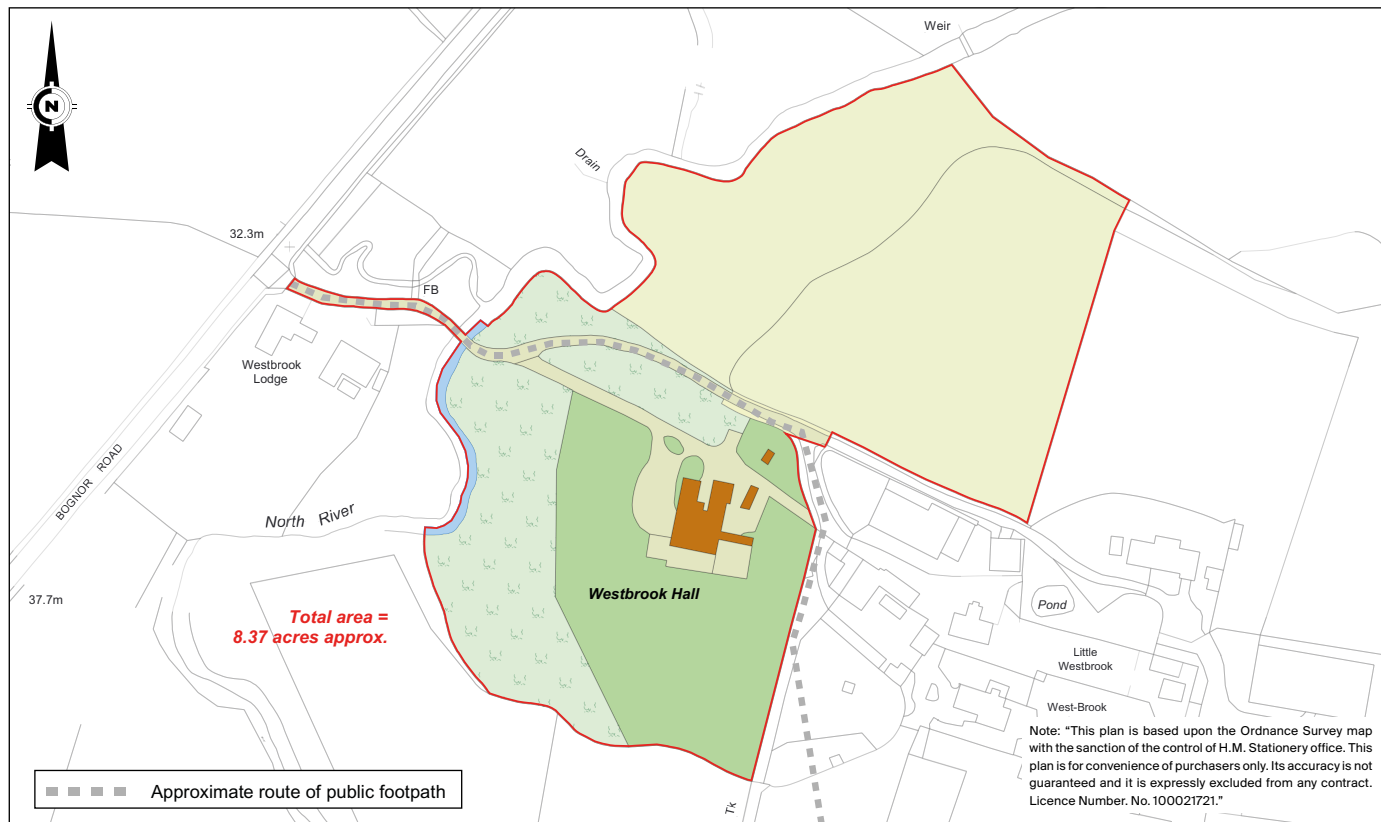
From Horsham proceed towards Guildford on the A281 and after passing Farlington School turn right at the next roundabout onto the A29, signposted to London and Dorking. Proceed for about 0.75 miles and the entrance leading to Westbrook Hall is on the right.

## Local Authority

Horsham District Council – 01403 215100

## Services

We are advised by our client that the property has mains water, electricity, private drainage and ground source heating.



**Connecting people & property, perfectly.**

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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