



Bulls Farm House

Horsham, West Sussex





Bulls Farm House

Sedgwick Lane, Horsham, RH13 6QE

A delightful Grade II listed country farmhouse with contemporary and modern extensions and separate annexe.

Horsham 2.1 miles, Gatwick 15.7 miles, Brighton 24.1 miles, Guilford 24.7 miles, London 40.3 miles
(All distances are approximate)

Accommodation

Entrance hallway | Family room | Kitchen/dining room | Drawing room | Study | Utility room | Cloakroom
Principal bedroom with dressing room and en suite | Four further bedrooms | Three bathrooms one en suite
Swimming pool | Pool house with changing room and plant room | Tennis court

Annexe

Kitchen/sitting room | Bedroom area | Bathroom | Garage | Two bay carport | Log store
Four stables and tack room

In all about 4.9 acres

Agents note

A public footpath runs along the eastern boundary (screened between Bulls Farm House and the neighbouring property) and then across the paddock.



Country Department

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Situation

Horsham offers a wealth of amenities which include John Lewis at Home/Waitrose, two Michelin Starred restaurants at Tristan's and Leonardslee (Michelin guide 2020), Horsham Park, Everyman Cinema, The Capitol (a multi-purpose arts venue) Slinfold Golf & Country Club, Mannings Heath Golf Club and Horsham Sports Club and a mainline station (London Victoria/London Bridge in 52 mins)

Schools include Cottesmore, Farlington, Pennthorpe, Christ's Hospital, Hurst, Windlesham House, Millais, Heron Way.

Bulls Farm House

Believed to date, in parts, from the 1600s, Bulls Farm House has been sympathetically extended and renovated over the years; creating a unique family home with views over the gardens and surrounding countryside throughout. The addition of a contemporary-styled glazed reception hall provides the perfect link, and gives the accommodation a natural flow.

At the heart of the home is the triple aspect kitchen/dining room with bespoke fitted kitchen, central island, solid oak and stylish composite stone worktops, and bi-folding doors giving access to the terrace. The underfloor heating beneath the "Porcelain Oak" flooring extends to the reception hall.









The drawing room boasts an inglenook fireplace with wood burning stove, exposed timbers and beams, and French doors to the garden. The ground floor is completed by a dual aspect family room, utility/laundry room and cloakroom.

The first floor has a wealth of character with wood latch doors, and exposed timbers and beams. The dual aspect principal bedroom suite includes a dressing room, air conditioning and an en suite bathroom with vaulted ceiling and separate shower. The dual aspect guest bedroom has an en suite shower room and the further three double bedrooms are serviced by a modern family bathroom with separate walk-in shower and a second bathroom with free standing bath.



Annexe



Annexe

Approximate Gross Internal Floor Area

Main House: 4,000 sq ft (372 sq m)

3 Bay Car Barn: 536 sq ft (50 sq m)

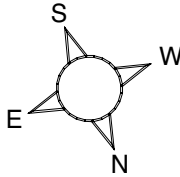
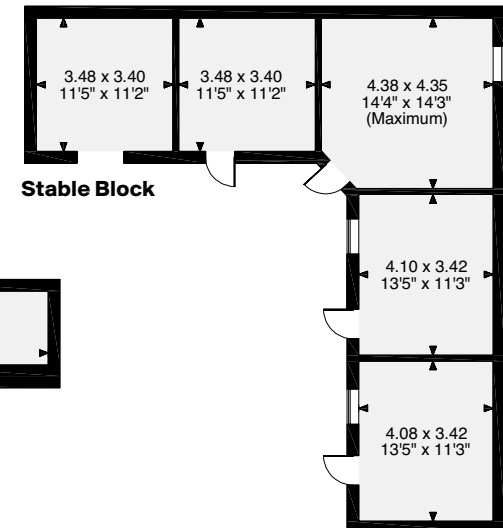
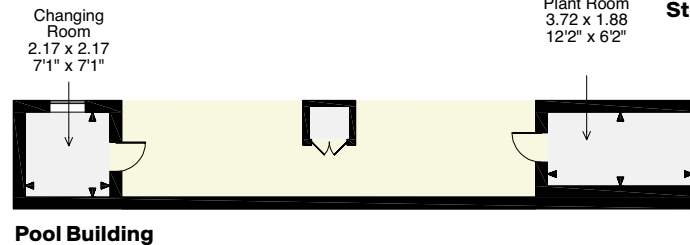
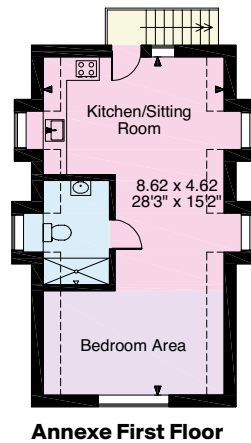
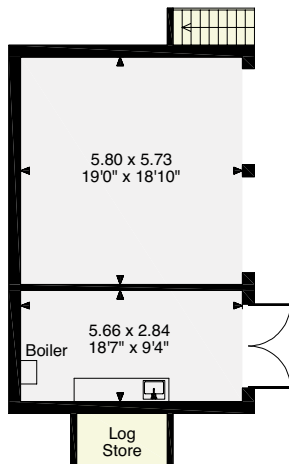
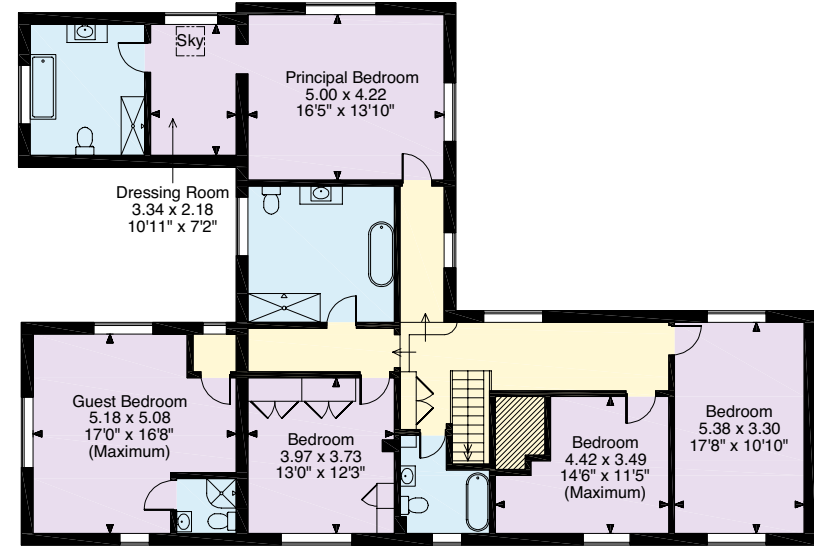
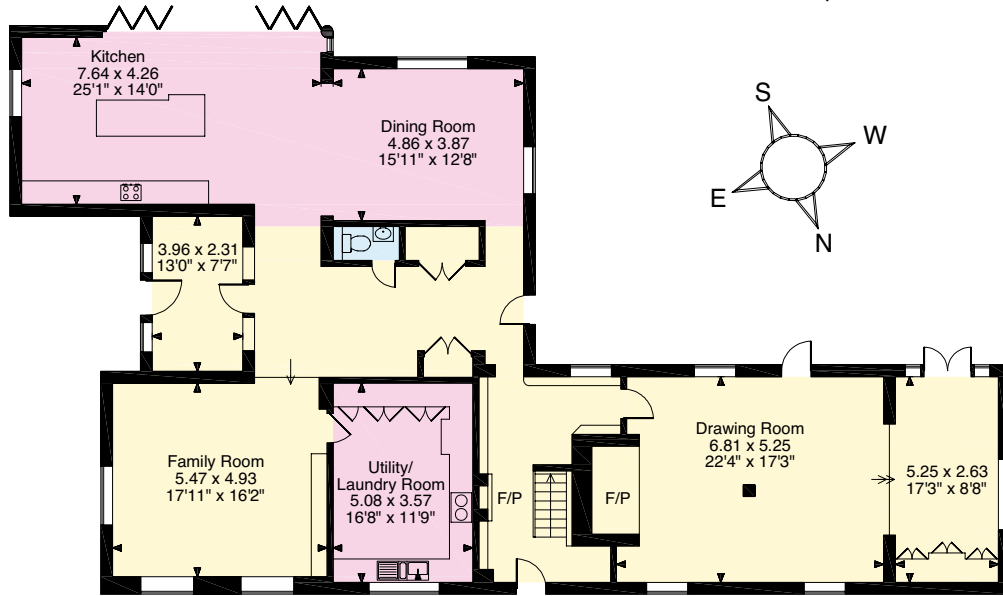
Annexe: 373 sq ft (35 sq m)

Stables: 778 sq ft (72 sq m)

Pool Building: 34 sq ft (13 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

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







Services

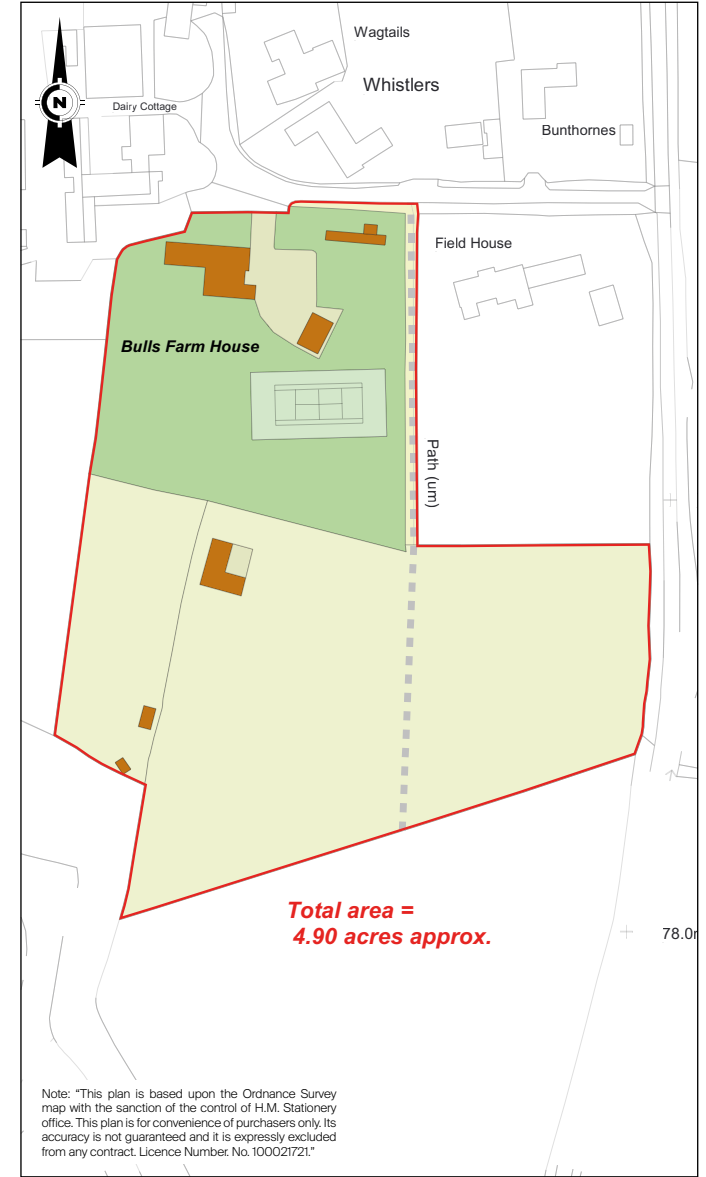
Our clients have informed us that the property benefits from mains water and electric, oil fired central heating and private drainage.

Directions (RH13 6QE)

From Horsham town centre, find the A281 Queen Street heading south leaving the town. After about 1.3 miles after the garden centre turn right onto Sedgwick Lane. Continue on Sedgwick lane for around 1 mile and turn right, signposted Bulls Farm House. The property can be found then at the end of the lane on the left-hand side.



Annexe



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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