

MIDDLE HOLMBUSH

HOLMBUSH HOUSE • HORSHAM



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HORSHAM • RH12

***Stunning central wing of a landmark
country house.***

Entrance hall • Kitchen/breakfast room • Dining room
Family room • Boot room • Utility room • Cellar

Drawing room • Study area • Bathroom
Master bedroom with dressing room • 1 further bedroom

Library • Guest bedroom with ensuite bathroom
2 further bedrooms • Shower room

Double garage

In all approximately 6 acres of communal grounds.

Faygate Train Station 1.6 miles (London Victoria 72 minutes)

Horsham Train Station 5 miles (London Victoria 54
minutes/London Bridge 59 minutes)

Three Bridges Station 5 miles (London Victoria 39
minutes/London St Pancras 58 minutes)

Handcross 5.5 miles • Gatwick 9.6 miles

Brighton 22.2 miles • Central London 36 miles

(All distances and times are approximate)

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 text.







The property

Holmbush House is a landmark Grade II* Listed country mansion believed to have been built in 1826 with stone quarried from the estate dating back to the Norman Conquest.

Set in an elevated, yet secluded position, this iconic building was converted into five distinct wings and it is the much coveted middle wing that is now available.

Approached via a tree-lined drive with sweeping rural views across the open countryside that surrounds it, the property offers 4,500sq.ft. of elegant accommodation with several 'wow factor' rooms that benefit from far reaching views to the front and the rear of the property.

Of particular note are the double height kitchen/breakfast room which was the kitchen to the original country house and a breath-taking drawing room with ornate vaulted ceilings that was the billiard room to the original house.

In all there are four receptions, a boot room, a study area, a library, a cellar, five well-proportioned bright and airy bedrooms, three bathrooms and a ground floor WC.

There is also a private double garage and ample off street parking to the front of the property.

Gardens and grounds

Each house has a private garden area, perfect for al-fresco dining, screened by an abundance of hedgerows that lead on to spectacular communal grounds of approximately 6 acres.







Situation

Following the Norman Conquest, the Manor of 'Beaubush' was given to the de Braose family by William the Conqueror and they kept it as a Deer Park for 400 years. In 1486, it was gifted by Henry VII to Lord de la Warr, later passing to the Seymour family and then to the Earl of Sandwich. By the 18th Century records show a lodge on the estate and in 1787 the entire estate was purchased by Lord Chancellor Erskine.

In 1824 a considerable part of the estate was sold to Thomas Broadwood and in 1826 the foundation stone for Holmbush House was laid, using stone quarried on the estate. The Broadwood family lived at Holmbush until 1864, eventually coming into the ownership of Colonel James Clifton Brown, Liberal MP of Horsham and remained as the Clifton family home for 87 years. From 1951-1976 the estate was used as a hospital and in 1977 a police training centre. With the house being too large for one family, it was sold to a group of families for conversion into five separate residences, which is how it remains to this day.



Schools: There are a number of outstanding state and public schools closeby, namely Colgate Primary School, Cottesmore, Christ's Hospital and Millais.



Shopping & Dining: The nearby market town of Horsham offers a range of shops with a recently added John Lewis at Home. The food markets on Thursdays and Saturdays are incredibly popular and the town boasts a Michelin starred restaurant, Restaurant Tristan.



Travel: The property has easy access to the M23 motorway which inturn provides direct links to London and the South coast. Rail links to London are direct from either Horsham or Three Bridges. Gatwick Airport is 9 miles to the North.



Recreation: Popular motor events are held at Goodwood and showjumping at Hickstead All England show ground. Golf can be played at Cottesmore and Mannings Heath.







Lease details

The property is a share of the freehold with 999 years from 18th November 1977 remaining on the lease.

Ground rent is £25 per annum and £235 per month service charges.

Directions

From the junction of the M23/A23/A264 head west along the A264. Drive past the entrance for Holmbush Farm and about 400 metres further along is the entrance to Holmbush. Follow the driveway for approximately 500 metres and you will arrive at Holmbush House.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Services

Mains water and electricity, oil heating, private drainage.

Local authority

Horsham District Council: 01403 215100.

Viewings

Strictly through the vendors agent Knight Frank Horsham.

Approximate Gross Internal Floor Area
418.7 sq.m./4,507 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



