

**house.**

PARTNERSHIP

Moving estate agency on





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## THE OLD RECTORY

Brighton Road  
Woodmancote  
Henfield BN5 9SR

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Quintessential Victorian rectory with contemporary additions and leisure facilities, with the bonus of paddock land, in all about 7.68 acres

- Porch and entrance hall
- Sitting room, conservatory, library and dining room
- Kitchen and breakfast / family room
- Utility room and wine cellar
- Home cinema / lounge, kitchenette, bedroom and shower room (potential annexe)
- Master bedroom with en suite bathroom
- 3 further bedrooms, bathroom and shower room
- Triple garage and stores with home office over
- Gym, sauna, pool house, swimming pool, tennis court, lake and paddocks
- In about 7.68 acres; EPC: F





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properties perfectly presented



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properties perfectly presented





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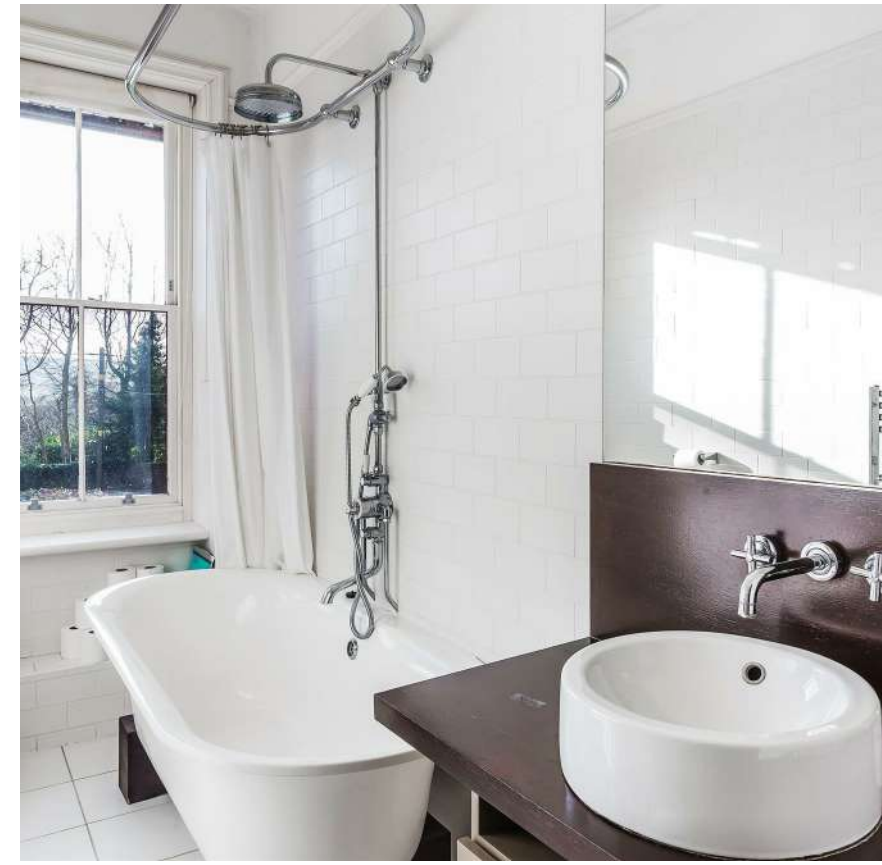




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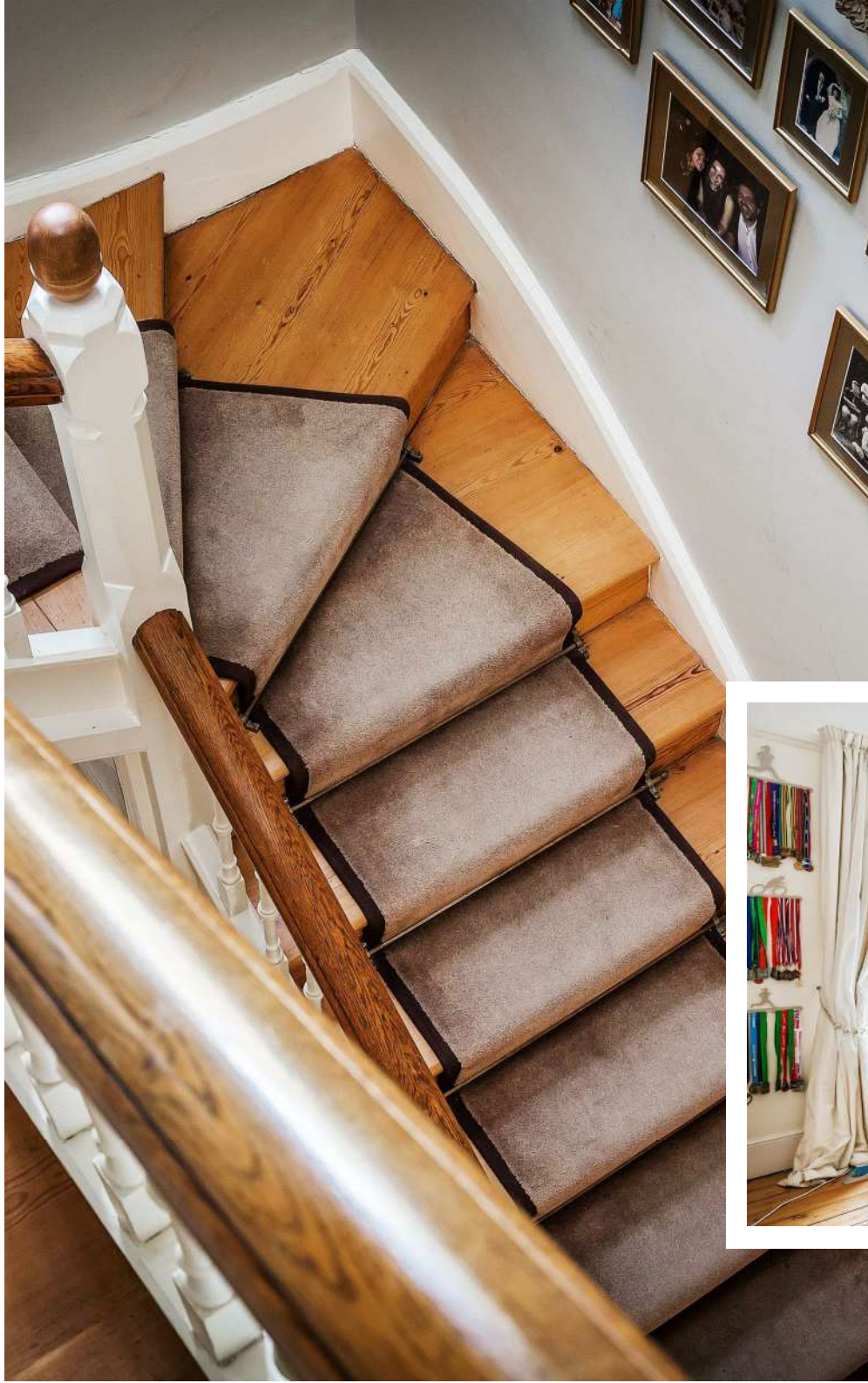


properties perfectly presented





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properties perfectly presented




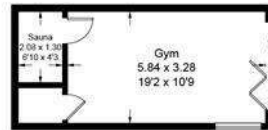


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Approximate Gross Internal Area = 324.4 sq m / 3492 sq ft  
 Basement = 75.6 sq m / 814 sq ft  
 Garage / Office Block = 162 sq m / 1744 sq ft  
 Gym = 24.1 sq m / 259 sq ft  
 Pool House = 15.4 sq m / 166 sq ft  
 Total = 601.5 sq m / 6475 sq ft  
 (Including Stores / Garage)



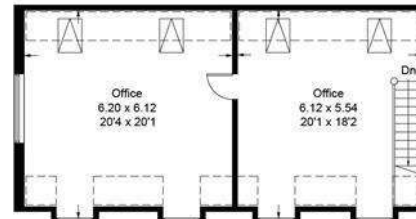
 = Reduced headroom below 1.5m / 5'0



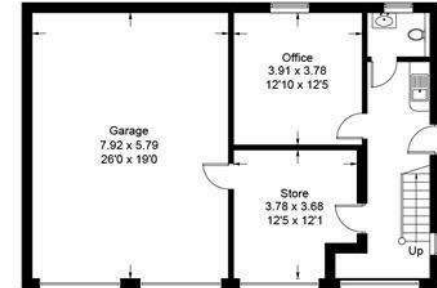
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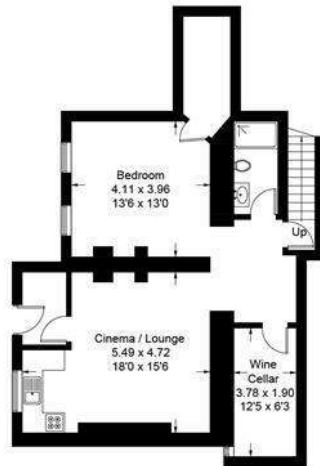
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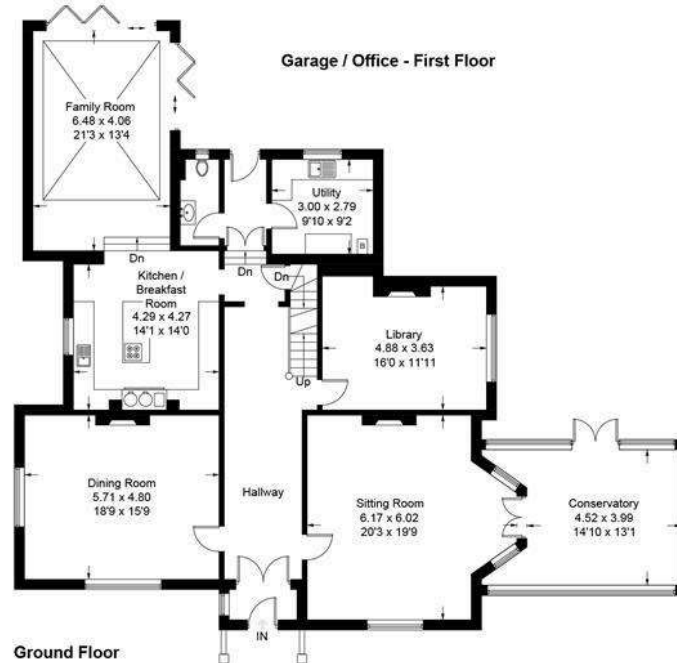
Garage / Office - First Floor



Garage / Office - Ground Floor  
(Not Shown In Actual Location / Orientation)



Basement



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID622957)

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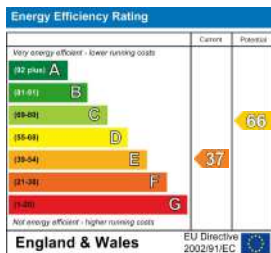
## HOUSE INFORMATION

Total gross internal floor area: House 3,392 sq ft / 315.1 sq m; Basement 814 sq ft / 75.6 sq m; Outbuildings 2,169 sq ft / 201.5 sq m. Total 6,375 sq ft / 592.2 sq m (including Stores / Garage).

Services: Mains water, electricity and drainage. Oil-fired central heating.

Local Authority: Horsham District Council. Tel: 01403 215100.

Viewing: Strictly by appointment. Tel: 01483 266700.



t. 0800 917 0447

w. [housepartnership.co.uk](http://housepartnership.co.uk)

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