



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Plot 1 Bluebell Park, Sumners Ponds

Barns Green, Horsham, RH13 0PR

£314,000

Leasehold Council Tax Band



Escape to Bluebell Park at Summers Ponds – a peaceful retreat where luxury meets nature in the heart of West Sussex. Surrounded by fishing lakes, open countryside, and tranquil woodland, these beautifully designed holiday lodges offer the perfect blend of comfort and calm.

The Hampton makes an unforgettable first impression with its dramatic full-length bi-fold doors, flooding the interior with natural light and enhancing the sense of space and luxury. This striking front elevation creates a seamless connection between indoor comfort and the outdoors, making the most of its beautiful surroundings.

At its heart is a spacious open-plan kitchen, living, and dining area that invites connection and calm, designed for easy living and coastal charm. The layout includes two beautifully styled bedrooms and two en-suite shower/bathrooms, all crafted to balance comfort and simplicity.

Each lodge is available with a 99-year licence and a £4,500 annual ground rent. Open all year round, you can visit whenever you choose, for as long as you like—ideal for spontaneous weekends or extended stays. Owners must maintain a primary residence elsewhere and provide regular proof.

Make your lodge your own with a wide range of customisation options. Choose from stylish kitchen finishes, deep-soak baths, and waterfall showers. Optional upgrades include premium kitchen units, wine coolers, luxury soft furnishings, hot tubs, and bespoke outdoor sun decks by Mayfield.

Set just five minutes from the charming village of Barns Green and 15 minutes from the market town of Horsham, the park offers both seclusion and convenience. On-site, enjoy scenic walks, dog-friendly spaces, and lakeside dining at The Café by the Lake. Excellent transport links put London and Gatwick within easy reach via Horsham and Christ's Hospital stations.

Bluebell Park offers an exceptional lifestyle in a truly idyllic setting—where nature and comfort live side by side.

**Plot Size = 42 x 22**

**Open Plan Lounge Kitchen**

**Bedroom**

**En-suite**

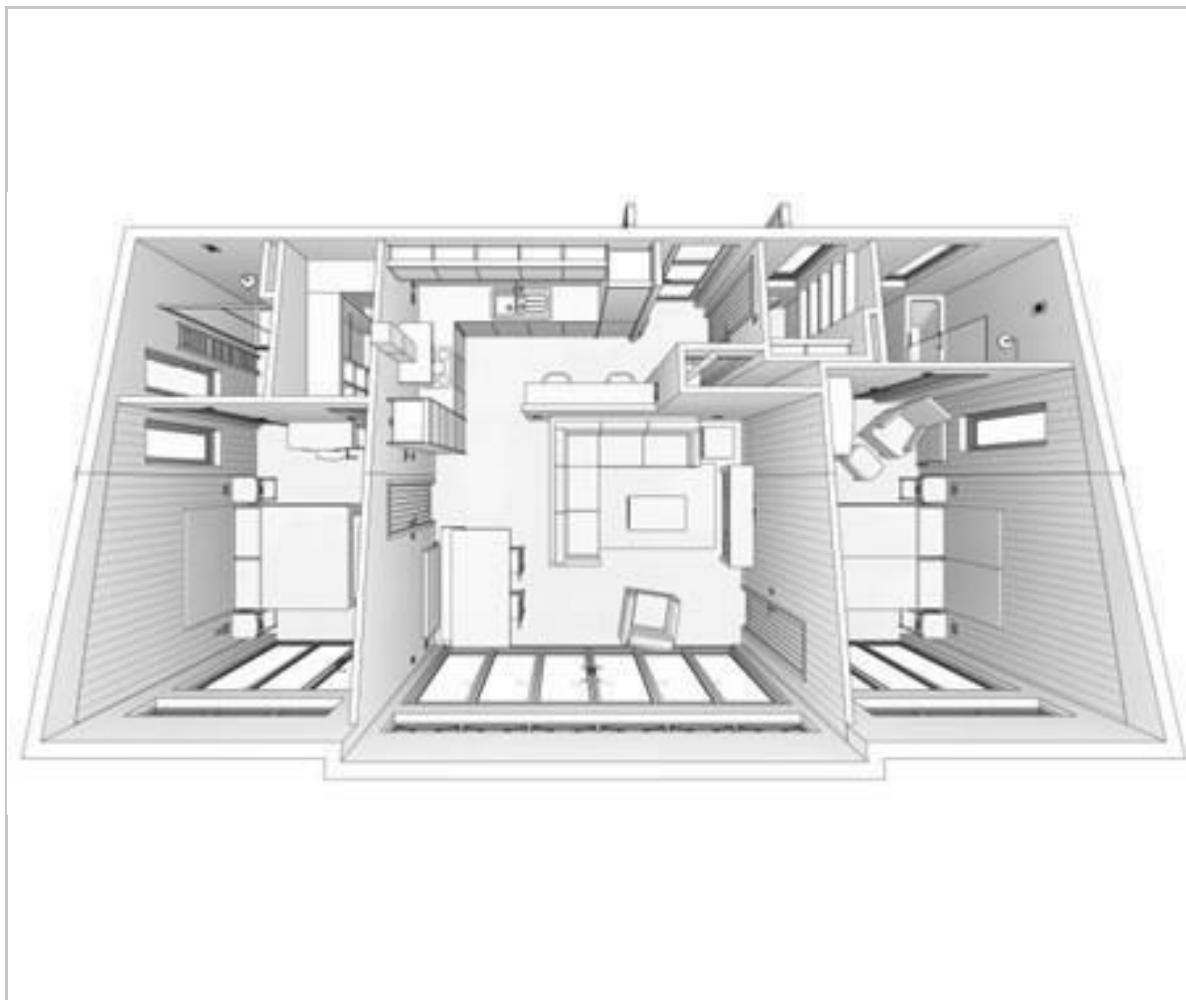
**Bedroom**

**En-suite**





## Floor Plan



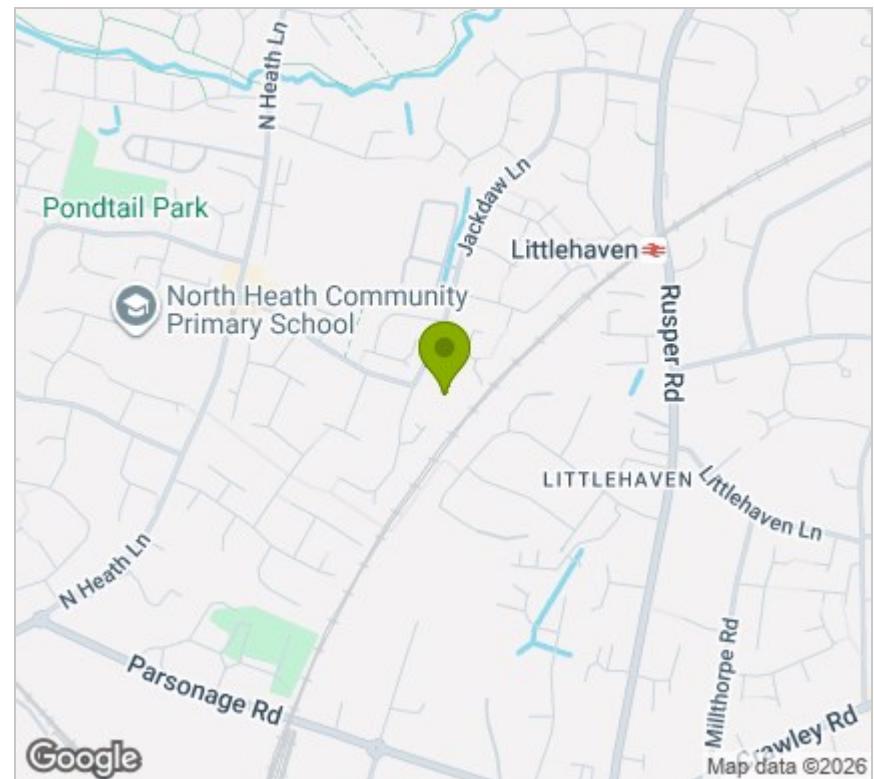
## Viewing

Please contact our Broadwater Office on 01903 958282  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

## Area Map



## Energy Efficiency Graph

