

# DURFOLD PLACE

WARNHAM, WEST SUSSEX











# *Durfold Place*

*Warnham, West Sussex*

*A substantial Edwardian country house with spacious well proportioned accommodation and fine rural views, situated close to the Surrey/West Sussex border*

## **Summary of accommodation**

Drawing Room, Dining Room, Family Room, Study, Hall, 2 Cloakrooms,  
Clive Christian Kitchen with Aga, Breakfast Room/Orangery, Utility Room

7 Bedrooms, Dressing Room, 3 Bath Rooms,

Substantial Outbuilding providing Garaging, Games Room and Shower Room  
with a 40' Room above, Garden Stores, Heated Swimming Pool

Impressive Drive Approach, Gardens and Pasture

In all about 3 acres

Warnham village 1.5 miles, Horsham 4 miles (London Victoria/London Bridge from  
54 minutes), Dorking 10 miles, Guildford 17 miles, Gatwick Airport 16 miles,  
Brighton 28 miles Central London 35 miles

(all distances and times approximate)



*Beyond your expectations*

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## Situation

Durfold Place is situated in a beautiful rural location, close to the Surrey/West Sussex border and about 4 miles to the north west of Horsham town centre which provides a comprehensive selection of shops, restaurants and leisure/recreational facilities. The nearby village of Warnham, noted for its charming period properties offers good local facilities including the village stores, butcher, 2 village inns, church and a variety of social and sport clubs.

There is an excellent selection of schools in the area including the Warnham primary school, Christ's Hospital School, Farlington, Cranleigh, Pennthorpe and Hurtwood House. Recreational facilities in the area include golf at Slinfold, Rookwood Park, Horsham Golf and Fitness Club and Gatton Manor, show jumping at Hickstead, polo at Hurtwood and Cowdray Park and over the surrounding countryside there are many miles of beautiful walks and rides. The property is ideally situated for a purchaser requiring a rural setting yet within easy reach of excellent facilities and communications.

## Description

Durfold Place is a substantial country house, extending to about 5759 square feet (535 sq. m.) and constructed in the early 20th century. The property provides excellent family accommodation with large well-proportioned rooms with high ceilings, hardwood double glazed leaded light windows throughout and stunning oak block parquet flooring on the ground floor.

The accommodation is arranged over 3 floors with all principal rooms enjoying beautiful southerly views over the gardens and grounds. On the ground floor there is a suite of 3 large reception rooms each with a fireplace, a fitted study and an exceptionally well fitted Clive Christian kitchen with built in Sub Zero appliances and an Aga. Leading from the kitchen is an orangery with double doors to a spacious lobby which opens to patio and entrance drive. The original formal entrance lies on the south easterly elevation and opens into the present family room.

An impressive oak staircase rises to a spacious first floor landing, 4 large double bedrooms, a dressing room and 2 bathrooms. The second floor provides 3 further bedrooms, bathroom and a kitchen.







## Gardens and Outbuildings

From the lane a long tree lined private drive passes between open fields and terminates in a large parking area adjacent to the house. To one side is a substantial detached barn and outbuildings (approx. 2626 sq. ft./244 sq. m.) providing garaging, a large entertaining/games room with a Jotul woodburner and a shower room. An external staircase gives access to a 40' room above. 3 stores adjoin the rear of the barn. An extensive south facing terrace adjoins the house with the heated swimming pool set to one side.

The gardens are laid mainly to lawn with a number of exceptional mature trees, fine shrubs and fruit trees including cherry, plum, apple and pear. From the house and grounds there are distant rural views over the surrounding countryside. Lying to the north of the entrance drive is a paddock of about 1.3 acres.

In all the gardens and grounds extend to about 3 acres.

## Viewing

Strictly by appointment with the vendors' agents  
Hamptons International 01403 211766

## Postal address

Durfold Place, Mayes Lane, Warnham, Horsham,  
West Sussex. RH12 3SG

## Local Authority

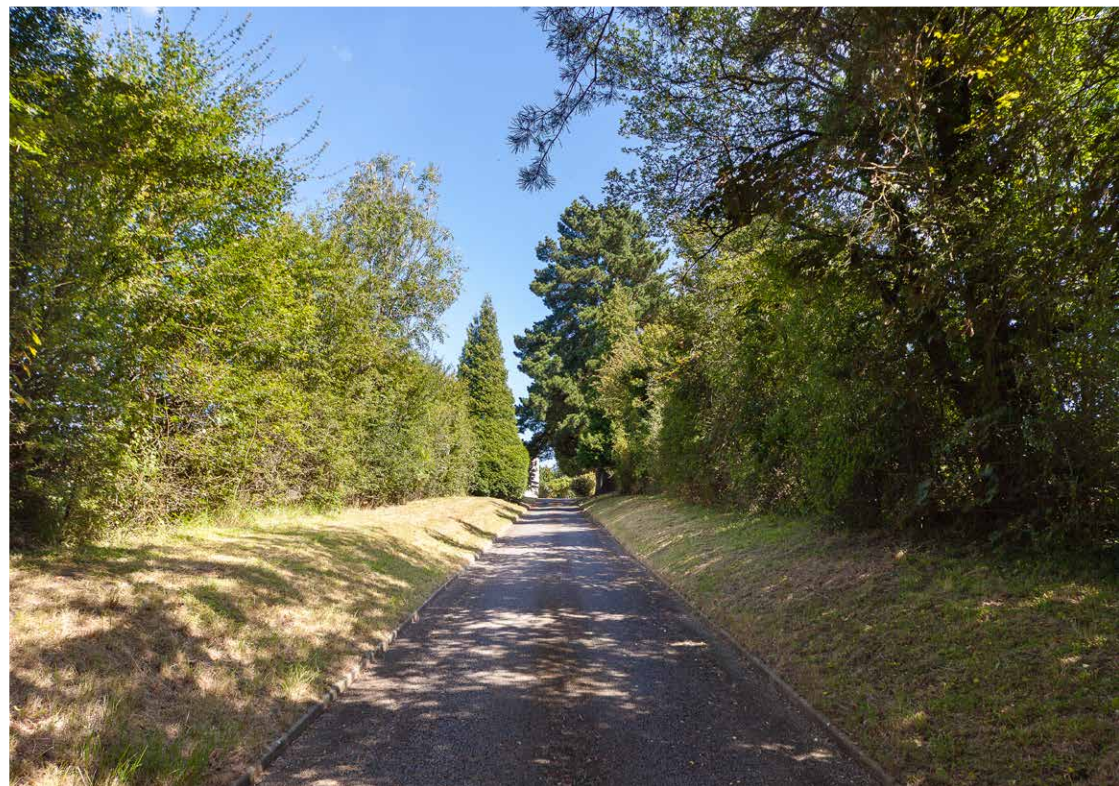
Horsham District Council. Tel. 01403 215100

## Directions

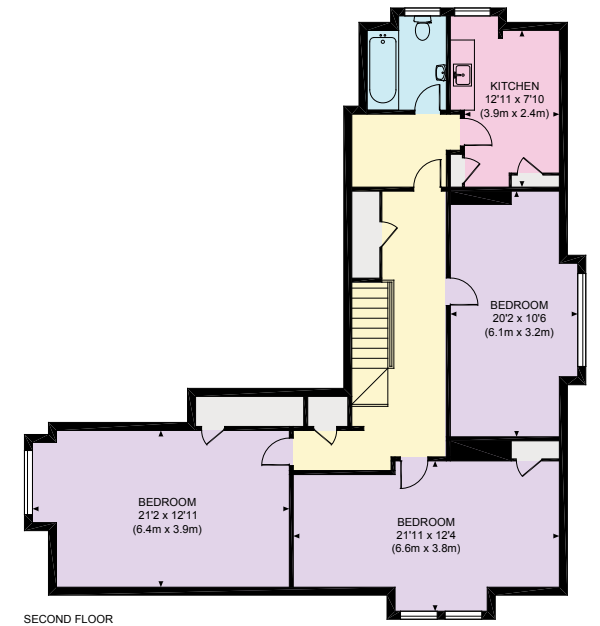
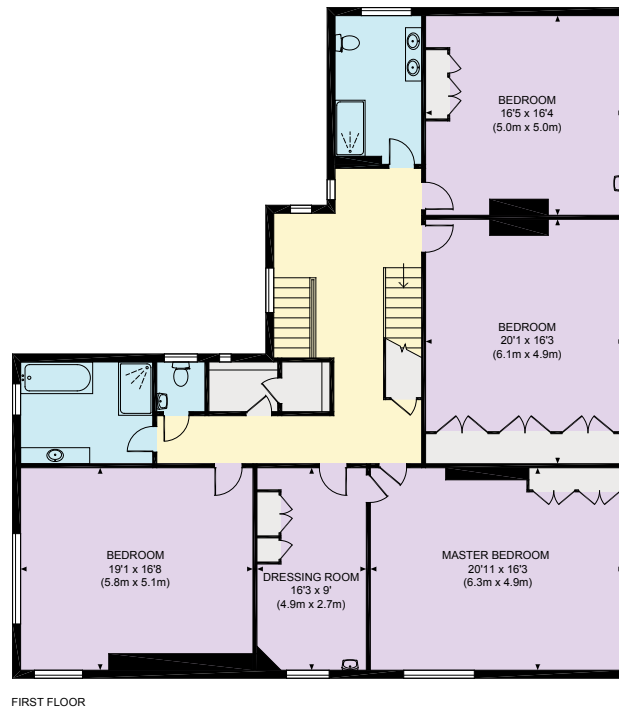
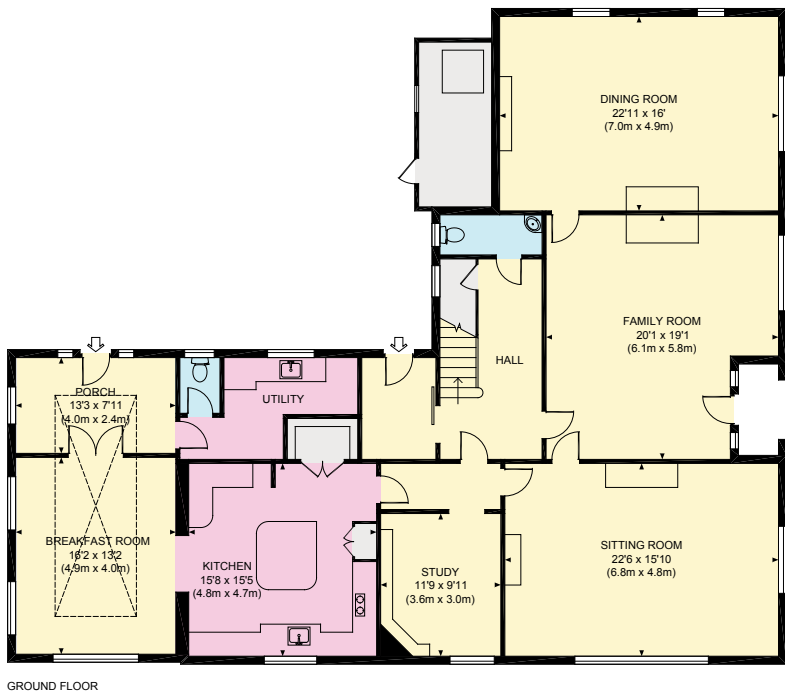
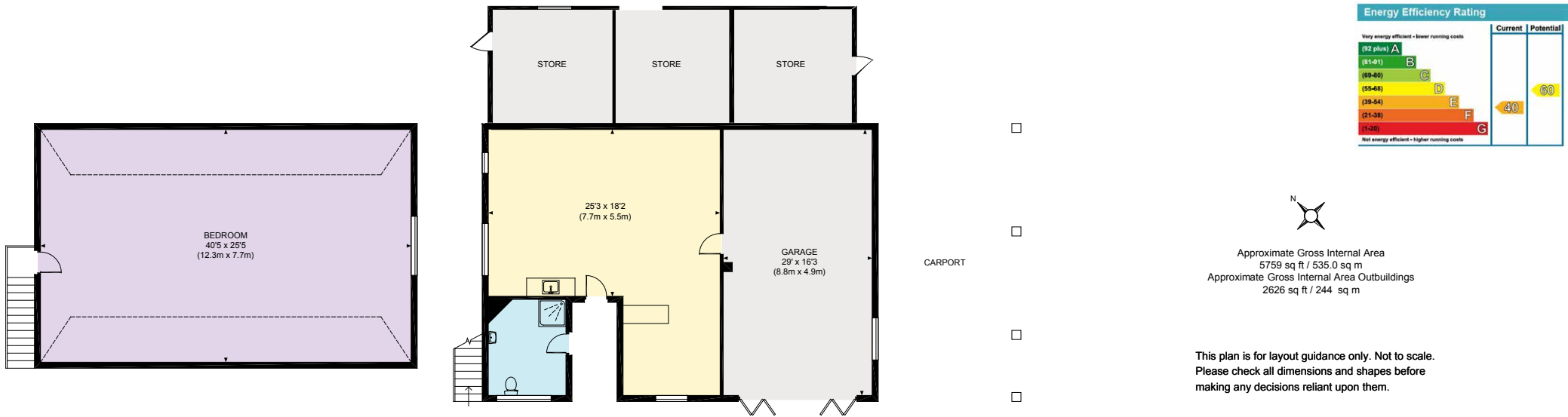
From Horsham proceed north on the A24 towards Kingsfold and Dorking. Turn left into Bell Road signposted to the village of Warnham. Turn right at the mini-roundabout into School Hill and then turn left into Threestile Road. As the road bends to the right it becomes Mayes Lane. Continue for approximately one mile and Durfold Place is on the right-hand side.











For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



