



# ASHFOLD GRANGE

HANDCROSS • WEST SUSSEX

*An outstanding country house in a spectacular setting  
with uninterrupted southerly views*

- Reception hall
- Drawing room
- Dining room
- Study
- Entertaining room
- Sitting room
- Kitchen/breakfast room
- Staff flat
- Laundry room
- Master bedroom suite with dressing room
- 2 further bedroom suites
- 2 further bedrooms
- 1 further bathroom
- Indoor swimming pool
- Garaging
- Extensive outbuildings
- Stabling

Well maintained formal gardens and grounds, paddocks and woodland

In all approximately 7.0 hectares (17.3 acres)

For Sale Freehold

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**Knight  
Frank** 



## SUSSEX

Ashfold Grange is positioned in an enviable setting with well maintained gardens and grounds all surrounded by beautiful countryside. The house enjoys a tranquil setting despite being conveniently situated close to the village of Handcross, providing services for day to day requirements. A more comprehensive range of shopping being found at Horsham, a short drive to the west.

Communications within the area are excellent with fast train services from nearby Gatwick (11 miles) to London Victoria taking approximately 35 minutes. The A23 is a short distance away and provides good access to London, the National Motorway Network as well as London's Heathrow and Gatwick Airports.

There is a good selection of schools in the area, including Brambletye, Cottsmore, Handcross Park, Cophorne and Tavistock Preparatory Schools, as well as Charterhouse, Brighton College, Hurstpierpoint and Ardingly Colleges, Tonbridge, Cranleigh and Worth, with Burgess Hill, Rodean, Farlington and St Mary's for Girls.

Recreational facilities in the area include racing at Brighton, Plumpton and Fontwell, along with golf at Albourne, Haywards Heath, Manningsheath and Highcoombe.

- Handcross ¼ mile
- Horsham 7 miles
- Gatwick Airport 11 miles  
(London Victoria 35 mins)
- Central London 36 miles  
(Distances and times approximate)



## ASHFOLD GRANGE

Ashfold Grange is constructed of brick elevations under a slate tile roof. The house was constructed in 1999 on the site of the old house with the same name, once owned by Lord Nelson's brother-in-law. In fact some of the woodland walk-ways have historic reference to "Nelson's walk". The house itself has been finished to the highest standard. The accommodation is well presented and arranged to allow for entertaining on a grand scale, as well as providing for a high standard of family

living. There are many exceptional features within the house, such as marble flooring, but of particular note is the Clive Christian fitted kitchen. Many of the reception rooms have examples of Clive Christian work, such as fitted cupboards and shelving in the sitting room, study and the entertainment room, which includes an impressive bar. The main reception rooms are well lit from the large sash windows, benefit from high ceilings and have outstanding views to the south over the surrounding countryside. The surrounding gardens, paddocks and

woodland are well maintained and the house sits well in its own land providing for a high degree of privacy and security.

The property is approached along a tarmac driveway through double wrought iron electric gates to a large brick paved turning/parking area with central water feature to the north of the house.

The measurements and arrangement of the accommodation can be seen on the floor plans contained within the brochure,

however can be briefly described as follows:-

### GROUND FLOOR

- Well proportioned reception rooms ideal for entertaining
- Marble flooring to main reception areas
- Delightful far reaching views to the south over the Downs
- Impressive marble fireplaces
- Fully integrated sound system to the main reception rooms



- Clive Christian fitted study with large desk and cupboards
- Entertaining room complete with extensive bar area
- Indoor swimming pool with separate changing and washing facilities
- Impressive Clive Christian fitted kitchen/breakfast room with extensive floor and wall mounted units, granite topped central island unit, gas range with electric ovens under, tiled floor, doors to outside
- One bedroom staff flat with kitchenette, bathroom and bedroom/ sitting room
- Utility room with space for washers and dryers

- Pantry with storage cupboards and space for fridge freezer

#### FIRST FLOOR

- Magnificent galleried octagonal landing with display alcoves
- Master bedroom with dressing room and bathroom
- 2 further bedrooms with ensuite bathrooms
- 2 further bedrooms fitted with Clive Christian cupboards
- 1 further bath/shower room with power shower







These plans are for guidance only and must not be relied upon as a statement of fact. Not to Scale