
Woodmancote Place

NR HENFIELD · WEST SUSSEX



An exceptional and historic country estate in a glorious lakeside and parkland setting

- Reception hall
- Inner hall
- Drawing room
- Dining room
- Sitting room
- Study
- Family room
- Billiard room
- Kitchen/breakfast room
- Laundry room
- Utility room
- Boot room
- Cloakroom
- Cellar
- Wine store
- Galleried landing
- Master bedroom suite
- 9 Further bedrooms (3 en suite)
- 3 Bath/shower rooms
- First floor kitchen
- *Henfield 1 mile*
- *Gatwick Airport 22 miles*
- *Central London 48 miles*





Woodmancote Place occupies a magnificent position at the end of a long and impressive driveway, with beautiful views over its own land. The house itself is very well protected by its land and buildings. Henfield village, approximately one mile to the north west, provides good local amenities, whilst Brighton, Haywards Heath, Horsham and Lewes are all within striking distance for more extensive shopping, schooling and entertainment.

Communications by road are excellent, with the A23 within easy reach, providing access to the south coast, Gatwick Airport (about 22 miles) and the M25. Rail services to London are available from Haywards Heath and Hassocks, about 44 and 51 minutes respectively.

The area provides an excellent selection of state and private schools, notably Steyning Grammar, Lancing College, Brighton College and Hurstpierpoint. There are numerous sporting and recreational facilities in the area including excellent tennis, spa and fitness facilities at the nearby Wickwoods private country club, golf at West Sussex Golf Club, racing at Brighton, Fontwell, Plumpton and Goodwood, sailing from Chichester Harbour and polo at Cowdray Park. The riding and walking are superb with direct access to the bridleway network linking to the South Downs.

Situation





Woodmancote Place is documented as being under the ownership of Countess Guda at the time of the Domesday Book. A subsequent owner was the notorious Sir Edward Seymour, the first Earl of Hertford, better known as 'Edward the Protector'. The property has evolved over the generations, and incorporates different styles of numerous periods, from Medieval through to the modern age. It is listed Grade II and offers extremely well-proportioned accommodation and superb entertaining areas, including an oak panelled reception hall and drawing room. Upstairs, the bedrooms and bathrooms are well balanced and enjoy outstanding views over the grounds. Other features of particular note are the ecclesiastical stone arches in the hall, the oak staircase and gallery, the original front door and lovely period fireplaces.

Woodmancote Place







The property is approached via a magnificent long tree-lined drive through a parkland setting with a view of the historic Norman parish church to one side. The formal gardens lie principally to the south and east of the house. The gardens and grounds have been meticulously restored and maintained by the current owners and provide a spectacular parkland setting including a deer park and woodland.

Gardens & Grounds







- Two bedroom gardener's cottage
- Two bedroom housekeeper's cottage
- Excellent range of outbuildings including period barn | Workshop | Machinery store
- Three garage blocks
- Courtyard incorporating 10 stables
Tack room | Manège
- Walled garden | Orchard | Outdoor swimming pool with adjacent pool house and loggia
- Stunning formal gardens and grounds with well-stocked lake, pasture, deer park and woodland
- Planning consent for the erection of a hay store/ grooms accommodation
- Tennis court
- About 149 acres

Outbuildings



Woodmancote Place, Nr Henfield, West Sussex, BN5 9SR

Services Mains water and electricity, private drainage and oil fired central heating

Fixtures & Fittings All fixtures and fittings are specifically excluded from the sale whether mentioned in these particulars or not. Certain items may be available by separate negotiation

Local Authority Horsham District Council, tel 01403 215 100

Council Tax Main house Band H
Gardener's cottage Band D

Rights of Way The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights and covenants, whether mentioned in these particulars or not. The land contains rights of way, both public and one minor private (to a local family), further details of which can be obtained from the agents

Directions Heading south on the A23, exit onto Mill Lane/B2118 towards Hurstpierpoint and Henfield. Proceed over three roundabouts and turn right at the T-junction towards Henfield (B2117). About 1.5 miles later, the entrance to Woodmancote Place can be found on the right hand side after Blackstone Lane

Approximate Gross Internal Floor Area

Main house	11,873 sq ft	1,103 sq m
Coach house	1,130 sq ft	105 sq m
Pool plant & store rooms	398 sq ft	37 sq m
Pool room & store rooms	1,798 sq ft	167 sq m
Gardener's cottage	925 sq ft	86 sq m
House keeper's cottage	797 sq ft	74 sq m
Stable yard and barn	4,080 sq ft	379 sq m
Workshop	269 sq ft	25 sq m
Garage 1	484 sq ft	45 sq m
Garage 2	754 sq ft	70 sq m

Total 22,508 sq ft 2,091 sq m

General Remarks



