



Allfrey House Bolney Road, Cowfold

Guide Price £1,750,000

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Cowfold, Horsham

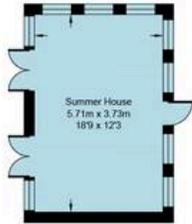
The architecture at Allfrey House is believed to reflect Tudor Gothic influences, with a striking façade featuring a castellated parapet between two ornate gables, and a central portal with three arches topped by a lion figure. This stately country house offers a welcoming sense of arrival, with the reception hall giving access to two sitting rooms with lofty bay windows: one providing an elegant space for relaxation with fireplace focal point, and the other featuring painted ceiling beams and a log-burning stove. To the rear is a formal dining room as well as a breakfast room with French doors to the garden.

An open aperture, with a step level change, links to the kitchen which is fitted with contemporary cabinetry in a rich, dark colour tone and an island unit. A classic curved staircase rises to the bedroom accommodation which is arranged over the two upper levels. On the first floor the principal and second rooms feature faceted windows and access to smart en suite facilities. There are two further bedrooms on this level, along with a well-appointed family bathroom. Four additional rooms are at the top of the house where ancient rafters are revealed.

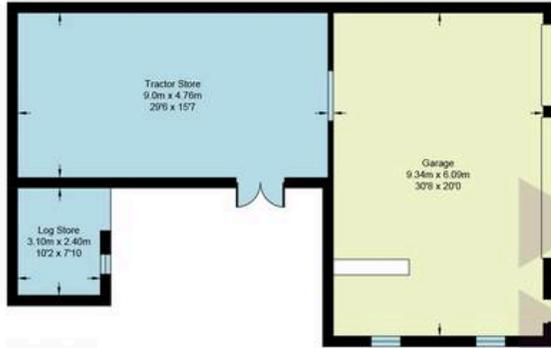
Excellent supplemental accommodation is offered in a charming coach house dwelling which is positioned alongside the main house. The self contained COACH HOUSE provides well presented accommodation with an attractive garden to the rear and ample parking to the front. There is a sitting room, separate dining room, kitchen and utility room on the ground floor. On the first floor there are two bedrooms and a bathroom.



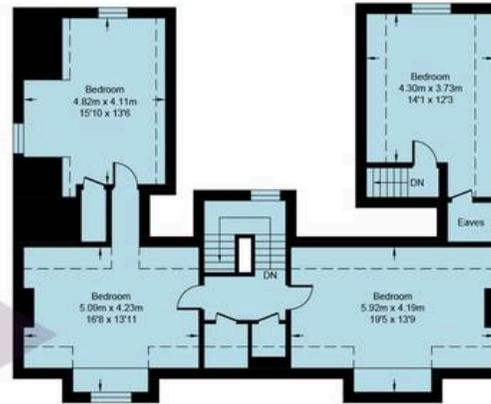




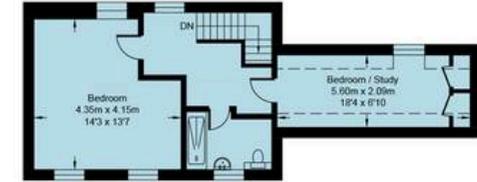
SUMMER HOUSE



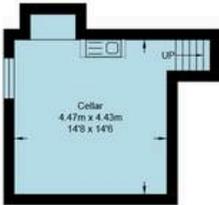
GARAGE / TRACTOR STORE



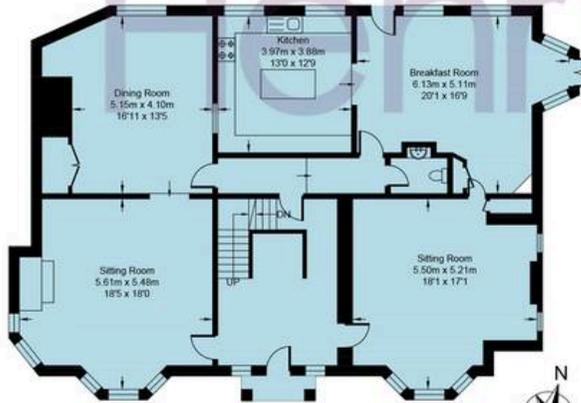
SECOND FLOOR



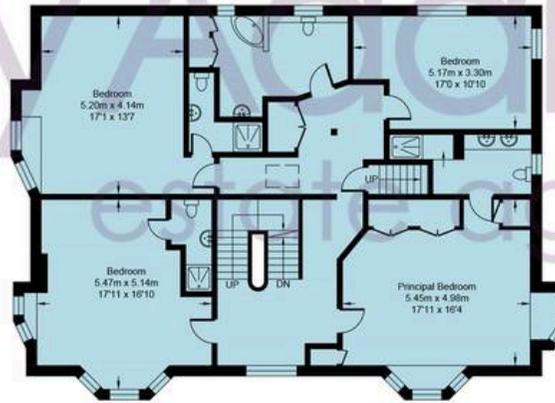
COACH HOUSE FIRST FLOOR



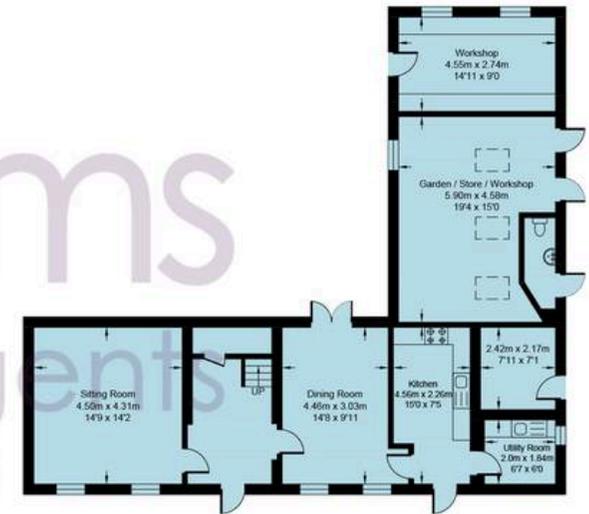
CELLAR



GROUND FLOOR



FIRST FLOOR



COACH HOUSE GROUND FLOOR



Allfrey House

Approximate Area = 4120 sq ft / 383 sq m
 Coach House Area = 1590 sq ft / 148 sq m
 Summer/Tractor/Log Store Area = 778 sq ft / 72 sq m
 Garage Area = 612 sq ft / 57 sq m
 Total = 7100 sq ft / 659 sq m

For identification only - not to scale



The property is situated on the easterly fringes of the village of Cowfold, where local amenities include a convenience store, restaurant, public house and well-regarded primary school. The larger village of Henfield is easily accessible to the south with a wider range of facilities, whilst slightly further afield, the market town of shopping, including a John Lewis at Home, Waitrose and the Swan Walk shopping centre. The mainline station at Horsham has services to London Victoria, and Haywards Heath station offers journeys to London Bridge. Road-users have good access to the A23 and A24 for links to the M25 and the A27 for access to south coast destinations. Well-regarded schooling in the vicinity includes Hurstpierpoint College, Lancing College, Brighton College, Christ's Hospital and Farlington School.

Council Tax band: H

Tenure: Freehold







Henry Adams – Horsham

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