



## Hop Gardens Farm, Newells Lane, Lower Beeding

Guide Price £1,450,000

# Hop Gardens Farm, Newells Lane

Lower Beeding, Horsham

Situated along the sought-after Newells Lane on the outskirts of Horsham, this substantial period home within land of approximately 1.17 acres is approached via a private gated driveway and occupies a peaceful semi-rural setting. The property is therefore in a prime position for potential buyers looking for their own space or equestrian use. This impressive five bedroom, four bathroom detached house offers exceptional living space, blending period features with modern comforts in an idyllic semi rural setting. The property welcomes you through a private gated entrance, leading to a substantial family home set within beautiful gardens and surroundings. The ground floor boasts three generous reception rooms, perfect for entertaining or relaxing with family, as well as a dedicated study ideal for home working. A spacious kitchen is complemented by a utility room and a convenient ground floor WC.

Upstairs, the principal bedroom features a ensuite bathroom, while bedroom two also benefits from its own ensuite, providing comfort and privacy for family or guests. The remaining bedrooms are well proportioned and served by additional bathrooms, making this home perfectly suited for larger families or those who enjoy hosting visitors. Throughout the property, you will find charming period features that add character and warmth to each room.







GROUND FLOOR

FIRST FLOOR



## Newells Lane

Approximate Internal Area = 3521 sq ft / 327.15 sq m

Garage = 345 sq ft / 32.01 sq m

Total = 3866 sq ft / 359.16 sq m

For identification only - not to scale



Externally, the property is set in approximately 1.17 acres offering extensive gardens, mature planting, and sweeping lawns that create a tranquil and picturesque environment. **(The property also presents an opportunity to acquire an additional 10.47 acres.)** The double garage and expansive driveway provide secure parking for multiple vehicles, making the home both practical and inviting. The gardens open onto the surrounding countryside, delivering stunning views and a true sense of peace and seclusion.

Whether you are seeking space for outdoor entertaining, gardening, or simply enjoying the beauty of nature, this property delivers exceptional outside space to suit every need. The combination of private grounds, a gated entrance, and the rural backdrop ensures both privacy and an unrivalled lifestyle opportunity. This is a rare chance to acquire a substantial family home in an outstanding setting, ideal for those who value space, comfort, and the charm of the countryside.

Enjoying the best of both worlds, the property offers the tranquillity of a countryside setting whilst remaining conveniently positioned for Horsham's excellent range of shopping, dining and leisure facilities, together with well-regarded schools and transport links.

An attractive semi-rural area situated approximately four miles south of Horsham in Lower Beeding and offers great commuting opportunities. Gatwick can be driven to within approximately 20 minutes, the A/M23 is within a short distance. Handcross, Cowfold and Horsham are all within approximately a 10 minute drive, all of which offer a range of shops, pubs and other amenities. The Crabtree pub and dining rooms is close by. Whilst the grounds of South Lodge Hotel with its Michelin Star & 3AA rosette restaurant is situated nearby to the property.

Council Tax band: G - Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







## Henry Adams – Horsham

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