



BROOK HOUSE
HAMMINGDEN LANE

JACKSON-STOPS 

BROOK HOUSE, HAMMINGDEN LANE, RH17 6SR

GUIDE PRICE £1,250,000

A SIGNIFICANT AND BEAUTIFULLY
PRESENTED PORTION OF A STRIKING
VICTORIAN MANOR HOUSE.



DESCRIPTION

Brook House is a striking Victorian Country Manor house on the rural outskirts of Ardingly. Originally a shooting lodge for the gentry and members of the royal family, the property was substantially extended during the late 1800s, creating a magnificent house, drawing inspiration from classic Tudor architecture, with beam and plasterwork gables and impressive stone mullioned windows.

This wonderful 4-bedroom property forms a substantial part of this historic property and provides grand and well-presented accommodation arranged over three floors. The property benefits from its own private entrance and direct access to it's own beautiful private lawned garden. The property has a fabulous sense of light and space, with high ceilings throughout and a glorious kitchen/dining area, with built in oak island and a four oven aga, perfect for formal and casual entertaining.

The accommodation comprises private entrance and an inviting snug which leads through to the superb kitchen and drawing room. On the first floor are four bedrooms, two with ensuites which are beautifully appointed. The basement comprises a study/dark room and lends itself to being adapted to various uses such as a games room/bar or cinema.

Brook House is approached over a long sweeping drive with communal grounds on both sides. It is set in substantial grounds, with rolling lawns, ponds and woodlands seating areas, as well as a picturesque cricket pitch (where the first Australian touring cricket team played), landscaped gardens, plus allocated parking. There is also a recently installed all-weather tennis court to enjoy.

The property is situated in the sought-after village of Ardingly, ideally located to the north of Lindfield and within good reach of local amenities in a setting ideal for commuters. The village is well known for Ardingly College Prep and Pre-Prep schools and as the location for the South of England Showground. Nearby is Ardingly Reservoir with opportunities for walking and water sports at the Ardingly Adventure Centre. Haywards Heath offers more extensive shopping while there is good access locally to the motorway network and Gatwick Airport. The mainline station at Haywards Heath and Balcombe offers direct services to London Victoria, Blackfriars and London Bridge from 44 minutes.



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TOTAL APPROX. FLOOR AREA 4057 SQ.FT. / 376.9 SQ. M

PROPERTY INFORMATION:

Viewing: Only by appointment with Jackson-Stops. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Local Authority: Mid-Sussex District Council

EPC: D

Tenure: Share of Freehold

Latitude: 51.047455

Longitude: -0.065325

Flat 2 North, Brook House, RH17 6SR
APPROXIMATE GROSS INTERNAL AREA = 3223 SQ FT / 299.4 SQ M
BASEMENT = 834 SQ FT / 77.5 SQ M
TOTAL = 4057 SQ FT / 376.9 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID862954)
Produced for Jackson - Stops

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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