



BY DESIGN



Park Farm House

Broxmead Lane, Bolney, RH17 5RJ

Park Farm House

Park Farm House is an exceptional Georgian country residence, beautifully combining period grandeur with the comforts and versatility required for modern family life. Constructed from beautiful stone and set behind private electric gates, this distinguished double-fronted home extends to approximately 4,895 sq ft of well-designed accommodation across four expansive floors, enhanced by a remarkable collection of ancillary buildings, including a potential self-contained annexe, leisure facilities, extensive garaging and a swimming pool with pool house.

A home of remarkable character and quiet grandeur, Park Farm House celebrates its Georgian heritage through soaring ceilings, beautifully proportioned rooms and magnificent sash windows that flood the interiors with natural light. These historic features sit effortlessly alongside carefully considered modern enhancements, with refined décor, premium sanitaryware and bespoke finishes creating a residence of understated luxury, designed as much for everyday living as it is for elegant entertaining.



6 Bedrooms



6 Bathrooms



Triple Garage &
Gated Driveway



7499
sqft





Ground Floor

The journey begins within a striking reception hall, where elegant tiled flooring and a wonderful sense of volume set the tone for the exceptional accommodation beyond. From here, the principal reception spaces unfold with grace. The beautifully balanced drawing room, enjoying a dual aspect and warm timber flooring, is centred around a striking fireplace with a wood-burning stove and opens onto the gardens from two aspects, creating a seamless connection between inside and out.

At the heart of the home lies the exceptional kitchen and family space, designed as a place to gather, entertain and enjoy everyday life. Handcrafted Quaker-style cabinetry is complemented by a substantial central island with breakfast seating. The adjoining family room offers a versatile retreat, easily tailored to suit the needs of modern living.

A few steps descend to the elegant dining room, a wonderfully atmospheric space with wooden floors and French doors opening onto the gardens from two sides, allowing natural light to pour in throughout the day. A well-appointed utility room, walk-in larder and cloakroom provide the practical luxuries essential to a home of this calibre.





Bedrooms and Upper Floor

Ascending to the first floor, four generous double bedrooms continue the home's sense of comfort and refinement. The principal suite is a particularly indulgent sanctuary, featuring a beautifully fitted dressing room with extensive bespoke wardrobes and a luxurious en-suite bathroom complete with twin basins, a freestanding bath and separate walk-in shower. A further bedroom enjoys its own en-suite, while the remaining bedrooms are served by an elegant family shower room. The second floor provides an additional private guest suite, complete with fitted wardrobes and an en-suite shower room.

Beneath the house, extensive cellar rooms currently provide relaxed open-plan television and office spaces, offering flexibility for a cinema room, gym, creative studio or additional leisure accommodation.



Outside

Outside, Park Farm House is approached via electric gates and a sweeping gravel driveway with an elegant turning circle, offering a captivating first impression and ample private parking. The detached triple garage is further enhanced by a superb vaulted first-floor space with its own shower room; a versatile addition currently arranged as a refined home office, yet equally suited to a luxurious guest suite, private annexe or secluded retreat for visiting family and friends.

The landscaped grounds have been thoughtfully designed as a series of enchanting outdoor spaces, with manicured lawns framed by mature hedging and sculpted topiary creating an atmosphere of privacy and tranquillity. The estate's exceptional collection of ancillary buildings further enhances its impressive lifestyle offering, including an L-shaped leisure building comprising a well-equipped gym, shower facilities and generous storage areas, a separate studio and a beautifully positioned swimming pool with an expansive paved terrace and dedicated pool house, creating the perfect setting for relaxation, wellness and elegant outdoor entertaining.





Location

The property enjoys a well-connected setting within the sought-after village of Bolney, surrounded by open Sussex countryside with scenic walks and bridleways on the doorstep. The village offers a strong sense of community with a traditional pub, recreation ground, café culture including the award-winning Bolney Wine Estate, and the popular Cider Tap with its pizza restaurant and coffee house, all within easy reach. Nearby Cuckfield provides boutique shops and cafés, while Haywards Heath offers a wider range of amenities and mainline stations with fast services to London Victoria and London Bridge in around 42–44 minutes.



Well positioned for travel, the A23/M23 provides direct access to Gatwick Airport, Brighton, the M25 and the wider motorway network. The area is well served by highly regarded schooling, including Bolney CE Primary, Handcross Park, Hurstpierpoint College, Ardingly College and Brighton College, making it particularly attractive for families. A wide choice of leisure pursuits is also close by, including golf, equestrian facilities at Hickstead, and racing at Plumpton, Brighton and Goodwood.

Additional Property Information

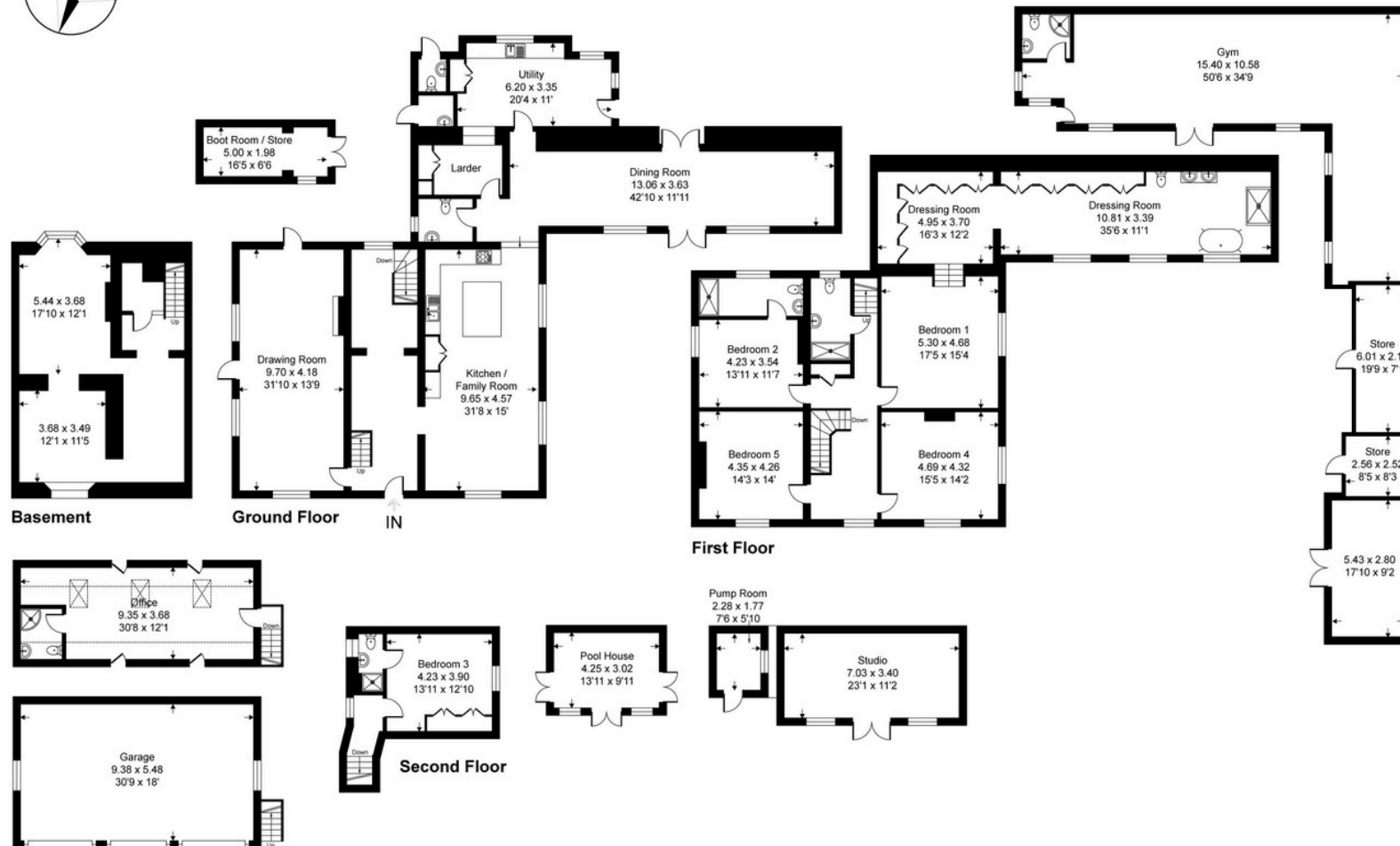
- Mains electricity, mains water and private drainage
- Oil-fired central heating
- Council tax band: G
- EPC: E
- A separate two-bedroom cottage is available by separate negotiation, providing an excellent opportunity for guest accommodation, rental use or multi-generational living.

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Park House Farm, RH17

Approximate Gross Internal Area = 455 sq m / 4895 sq ft
 Approximate Garage Internal Area = 71.9 sq m / 775 sq ft
 Approximate Outbuildings Internal Area = 170 sq m / 1829 sq ft
 Approximate Total Internal Area = 696.9 sq m / 7499 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



BY DESIGN

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National audience
local knowledge