



## Platts Green House Worthing Road, Dial Post

Guide Price £1,350,000



# Platts Green House Worthing Road

Dial Post, Horsham

Platts Green House (also formerly known as Hydehurst Farm) comprises a substantial detached family home including three reception rooms, nine bedrooms and four bath/shower rooms spread over three floors plus a one-bedroom annexe.

Understood to have been built in the 1930's in the Arts & Crafts style, the house offers features reminiscent of the period of design and externally includes leaded light windows to part within oak mullions, a mixture of painted rendered elevations with part exposed timber framing, small areas of tile hanging under a clay tiled, pitched and part hipped roof with substantial brick chimney stacks. The property now offers the opportunity for refurbishment and repair to potentially create an impressive family house with extensive accommodation and combined with renovation of the mature grounds including potential reinstatement of the tennis court and swimming pool and enhancements of the nearby paddock and land. There is a high earth bund/bank and tree planting to the boundary with the A24 (planning consent ref. WG/34/97).

Parts of the land has been subject to the depositing of waste material and for which an Enforcement Enquiry (ref EN/19/0300) was raised by Horsham District Council in 2019 for unauthorised operational development and engineering operations, plus level changes. Prospective purchasers should make their own enquiries in relation to this. An Intrusive Site Investigation report dated 28th July 2024 by Oakshire Environmental following their site visit on 13th July 2024 is available from the Agents and which results show a low to moderate risk from materials deposited on site.





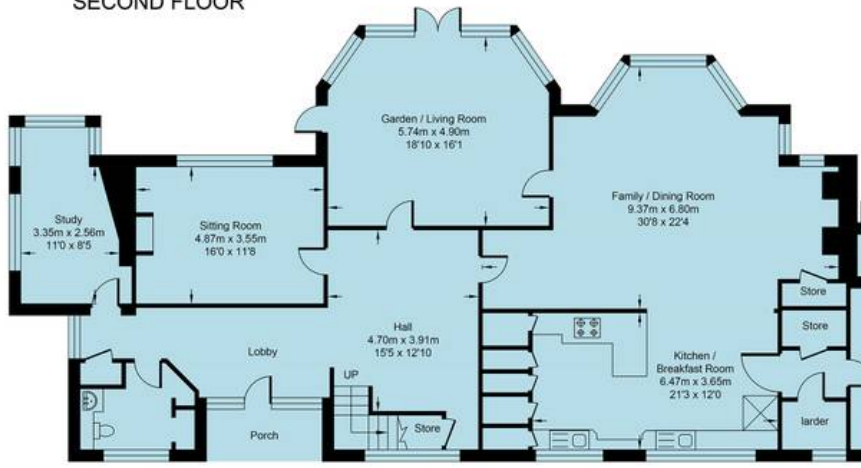
SECOND FLOOR



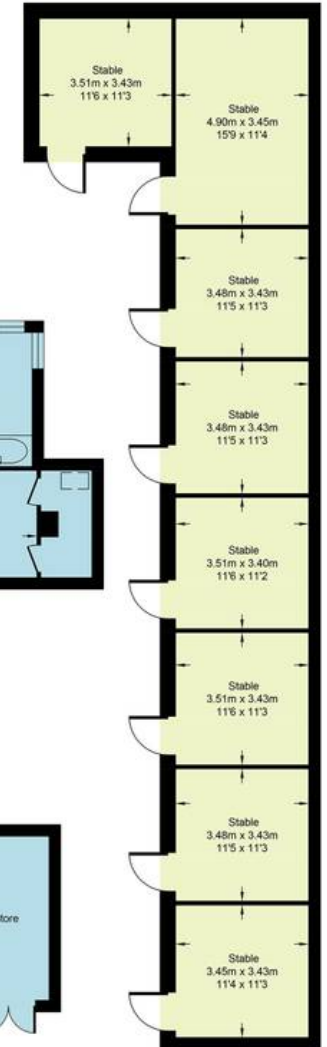
ANNEXE SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

# Worthing Road

Approximate Area = 6767 sq ft / 628.7 sq m

Stables = 1134 sq ft / 105.4 sq m

Total = 7901 sq ft / 734.1 sq m

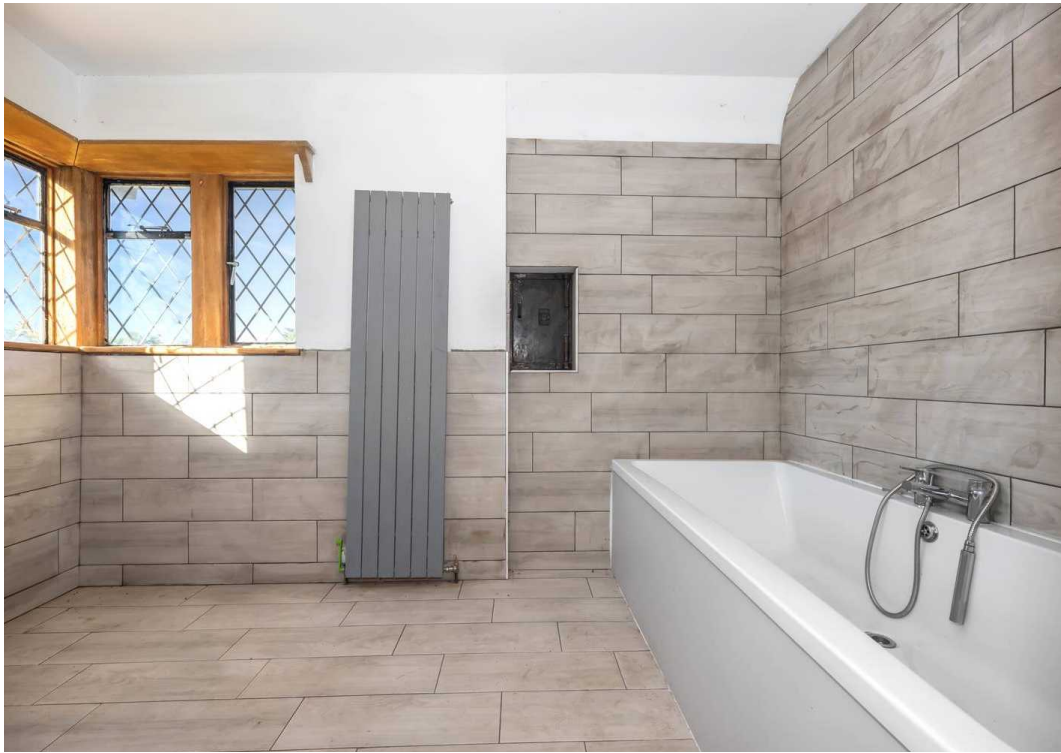
For identification only - not to scale











- A substantial family home with Land and Outbuildings – all in need of overall refurbishment.
- Extensive Living and Bedroom Space arranged over 3 floors, together with adjacent annexe. Overall c. 6,767sqft (629sqm).
- 9 Bedrooms, 4 Bathrooms, 3 Reception Rooms, 1 Bedroom Annexe, Stabling
- Annexe with Kitchen/Living Room, Bathroom & first floor Bedroom.
- Garden stores, gardens incl. disused swimming pool & former tennis court area. 8-box stable yard. Adjacent paddock
- Extending overall to approximately 12.28 acres (4.97 Ha).
- Access to Nearby Horsham Town Centre and Local Amenities
- Commuter Routes to the Capital and Brighton
- Nearby Countryside and Well Regarded Local Pubs and Restaurants

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- All services/appliances have not, and will not be tested.









## Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.