



**GEERINGS, DORKING ROAD, WARNHAM, HORSHAM
WEST SUSSEX RH12 3RY**

A WELL APPOINTED AND SUBSTANTIAL DETACHED GRADE II LISTED COUNTRY HOUSE





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Horsham 2.5 miles • Horsham Railway Station
2.8 miles (trains to London Victoria from 54 minutes)
• Dorking 11 miles • Gatwick Airport 13.5 miles •
London 34 miles

Entrance Hall • Drawing Room • Dining Hall • Study
• Downstairs cloakroom • Kitchen • Utility • Snug
• 6 Bedrooms • 3 Bathrooms • Swimming Pool
and Summer House • Paddock • Double Garage •
Landscaped Gardens • Ornamental Pond • Vegetable
Garden • 2 Paddocks

A fine period property in an attractive rural setting with a range of outbuildings and an outdoor swimming pool. Mature landscaped gardens, vegetable gardens and two paddocks. In all approximately 3.86 acres. Further land available by separate negotiation.

Situation

Warnham is a picturesque village with two shops, two public houses, a parish church and a primary school. The market town centre of Horsham is about 2.5 miles away and offers excellent shopping and recreational facilities, as well as several schools catering for all age groups. The A24 links with A264 so that Gatwick Airport, the south coast, the M23 and M25, and London are within easy reach. There is a mainline station in Horsham with frequent fast trains to Gatwick, London Victoria, London Bridge and the south coast. There is an alternative service to Dorking and London Victoria from Warnham station (1.2 miles).

Description

Geerings is a characterful period property. The oldest part of the house dates back to the late 15th century. It was acquired by John Sheppard, an architect, in the 1930s and was modernised and extended, with care being taken to preserve period features while

providing modern day accommodation. The largest of the old farm buildings, dated 1715, was converted into garages. In 2012 the house was again updated, with new bathrooms and kitchen, re-wiring and re-plumbing.

Approached by a fence lined tarmac driveway to a 5 bar gated entrance, this distinctive home is Grade II listed and is a restored timber framed building with plaster infilling with the south wing being tile-hung with a half-hipped gable. It has a partial Horsham stone roof and casement windows.

Within the house there are many distinctive and attractive features including polished parquet floors, solid oak doors, exposed ceiling and wall timbers, bespoke fireplaces and a carved wooden staircase.

The kitchen is modern and has a central island with breakfast bar. There are a range of wall and base units, stylish granite type worktops throughout, together with Bosch appliances of integrated electric hob, oven and dishwasher and a double fronted fridge freezer. A part glazed door from the kitchen leads into a side entrance hallway with a walk-in pantry. A separate utility room provides space and plumbing for a washing machine.

A particular feature is the drawing room with its substantial inglenook fireplace. This lovely room looks out onto a stone terrace and the lawn and flowerbeds beyond. The south side of the house overlooking the terrace is planted with climbing roses which make quite a spectacle to observe in the summer.

There is a study, a large dining room and a cloakroom on the ground floor.

The upper landing runs the length of the house with bedrooms and bathrooms leading off to both sides. The master bedroom which has a vaulted ceiling has been opened up to include a bathroom area with roll top bath, basin and built in wardrobe with a separate WC tucked away in the far corner. The room is generously proportioned, has a built-in storage cupboard and has views over the garden to the fields beyond.

There are four further double bedrooms and one single bedroom on this level. Three of the four double rooms have wash basins.

Completing the first floor is a separate WC and two modern bathrooms, one with shower cubicle and one with bath and separate shower cubicle.

Two outside doors next to the back door lead into the boiler room and a gardener's WC.

Outside

Approaching the house there is a large garage block which also houses the oil-fired boiler and filtration for the adjacent swimming pool. The pool has a paved patio and a changing room, and is protected by a cupressus hedge. Between the garages and the house there is a further outbuilding arranged as a summerhouse, garden room and store. (The store has been used as a stable). To the rear of the house there is a brick built shed with adjoining log stores. A path goes past a pond and fruit trees to the vegetable garden and potting shed. There is a new greenhouse and a composting enclosure.

General Information

Services

Mains electricity and water. Oil fired central heating. Private drainage.

Local Authority

Horsham District Council
Council Tax Band H

Tenure

Freehold

Method of sale

Sale by Private Treaty

Directions

From Horsham proceed north on the A24 to the Great Daux Roundabout. Turn left on to the Dorking road passing Station Road on the right hand side. A little further along on the left you will see a sign for Geerings and Geerings Cottages, having turned onto the driveway continue forward bearing left where Geerings will be seen straight ahead.

Viewing

By accompanied appointment with sole agents Savills.

Date of Information

Particulars prepared: May 2016

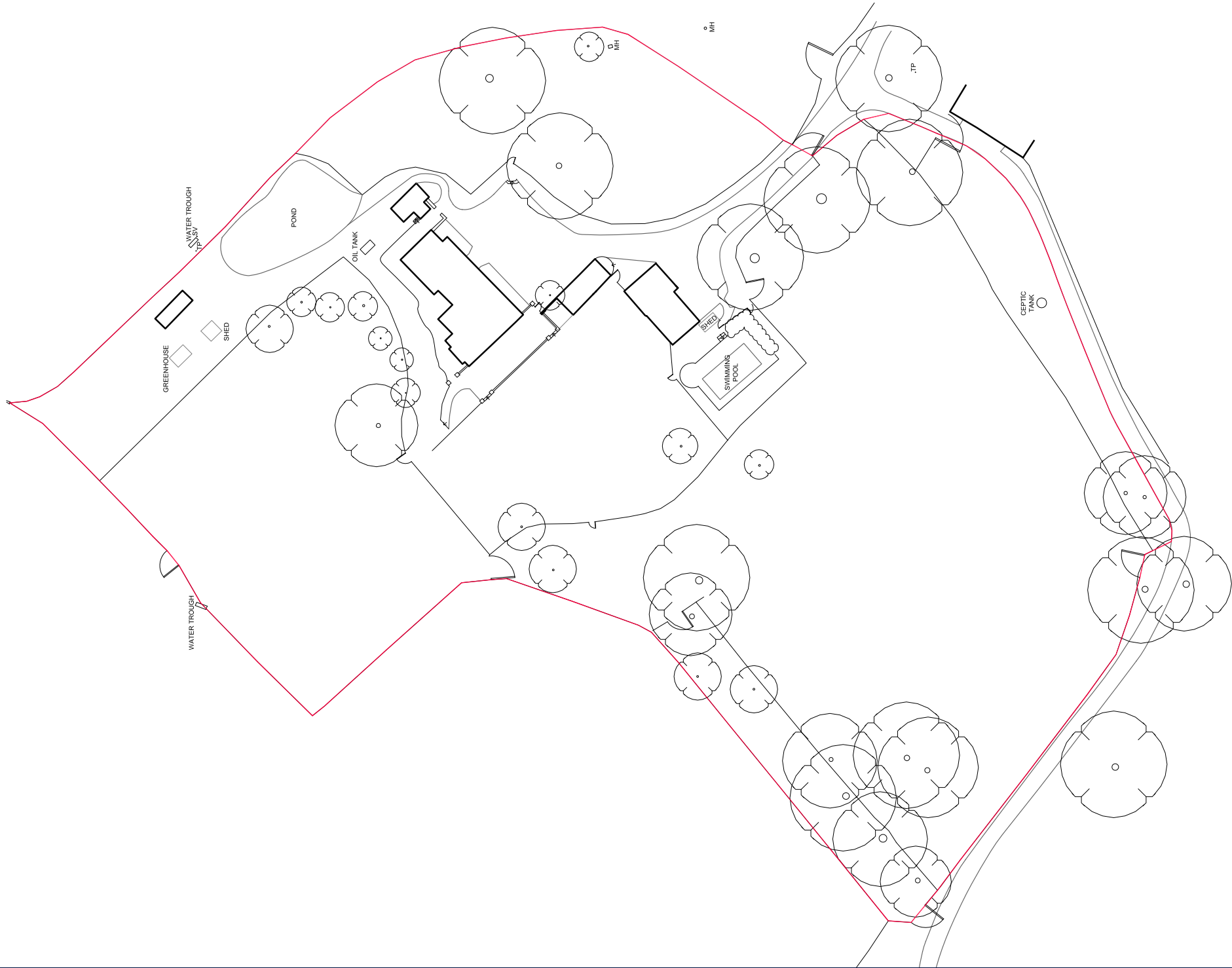
Photographs taken: May 2016



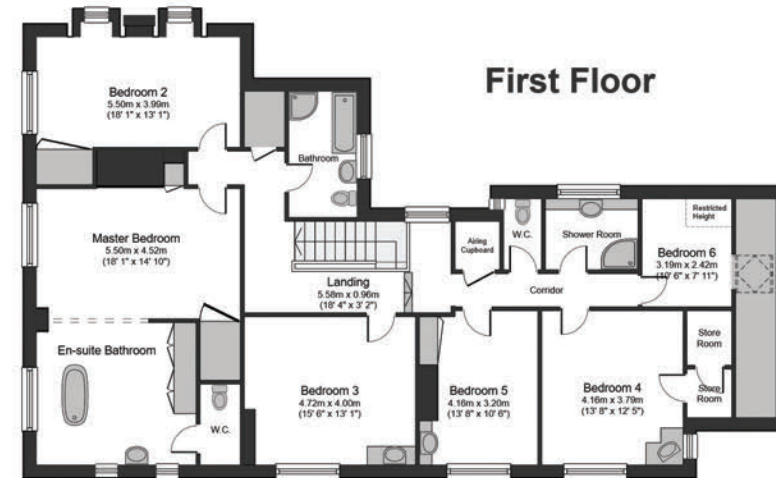
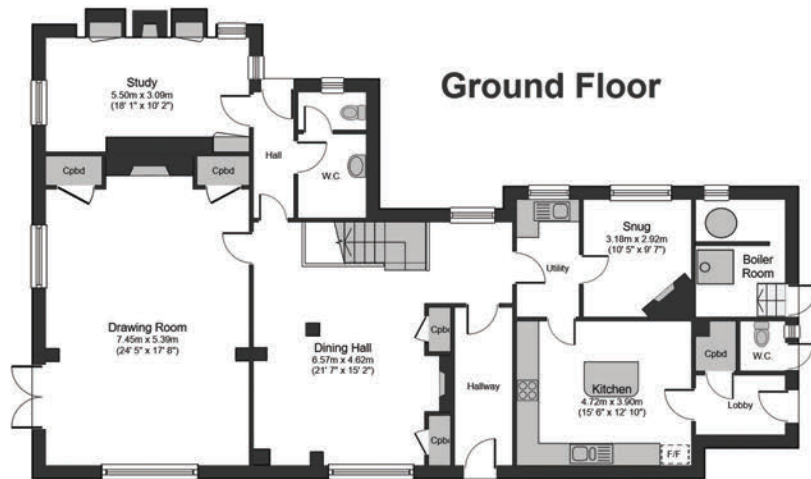
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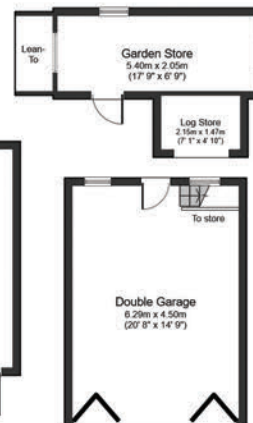
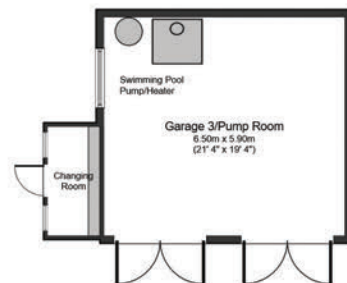


Geerings



Outbuildings

For information only. Location and orientation may be different.



Total floor area 480.0 sq. m. (5,167 sq. ft.)
 Ground Floor 172.0 sq. m. (1,851 sq. ft.)
 First Floor 165.0 sq. m. (1,776 sq. ft.)
 Outbuildings 143.0 sq. m. (1,539 sq. ft.)

Floor plans are for identification purposes only.
 All measurements are approximate.

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