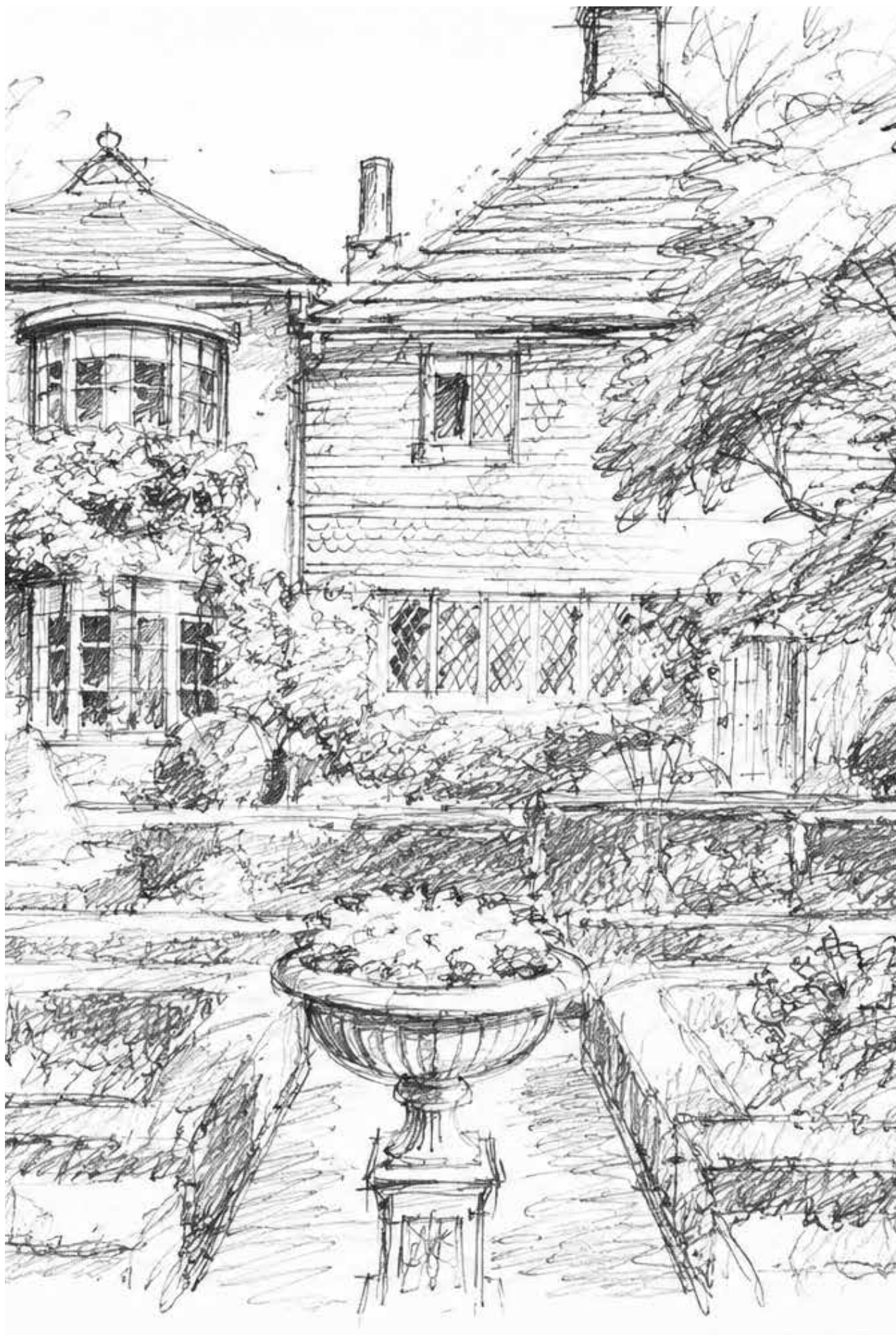




Blue Book.

OLD HOUSE

Staplefield, West Sussex



Preface:

Hall | Sitting Room | Reception Room | Kitchen/
Dining Room | Pantry | Utility Room | WC | Boot
room

Principal Bedroom with Ensuite Bathroom | One
Further bedroom with Ensuite Bathroom | Two
Bedrooms with Jack and Jill Bathroom | Two
Further Bedrooms | Dressing Room | Bathroom

Pool House Guest Cottage

Sitting Room | Kitchen | One Bedroom with
Ensuite Bathroom | Further Bedroom and
Bathroom

Outbuildings

Tractor Shed | Garden Room | Study | Outdoor
Store with Log Store, Library and Pump Room
| Children's Doll House | Separate Outbuilding

Garden and Grounds

Approximately 5.52 acres of garden and
grounds

For sale leasehold:

(National Trust - 99 years)

Approximate gross internal area:

Main House

389.71 sq m / 4,194.80 sq ft

Outbuildings

144.18 sq m / 1,551.90 sq ft

Total Floor Area

533.89 sq m / 5746.70 sq ft





Why we love Old House

‘Old House is a home with a remarkable and fascinating pedigree. A wonderful blend of Tudor and Georgian periods, with superb contemporary additions, makes Old House so special. This amalgamation of styles lends character, distinction, and an unmistakable artistic sensibility, all set in a private and secluded landscape that leaves the visitor with a feeling of peace and serenity.

The earliest origins date rather precisely to 1481, whilst the remainder of the property – displaying late Georgian influences – has been meticulously updated to suit modern day life.’





Old House.



Old House was created by the late Lord Snowdon, who was given the house on the occasion of his marriage to Princess Margaret from his uncle, the renowned designer, Oliver Messel. Snowdon's passion for the house can be felt throughout, his artistic influence is vital to the DNA of the house remains vital today, but it was the succeeding generation of owners who transformed the house from a charming yet rudimentary dwelling into a supremely comfortable and modern home, whilst carefully retaining many of its original features.

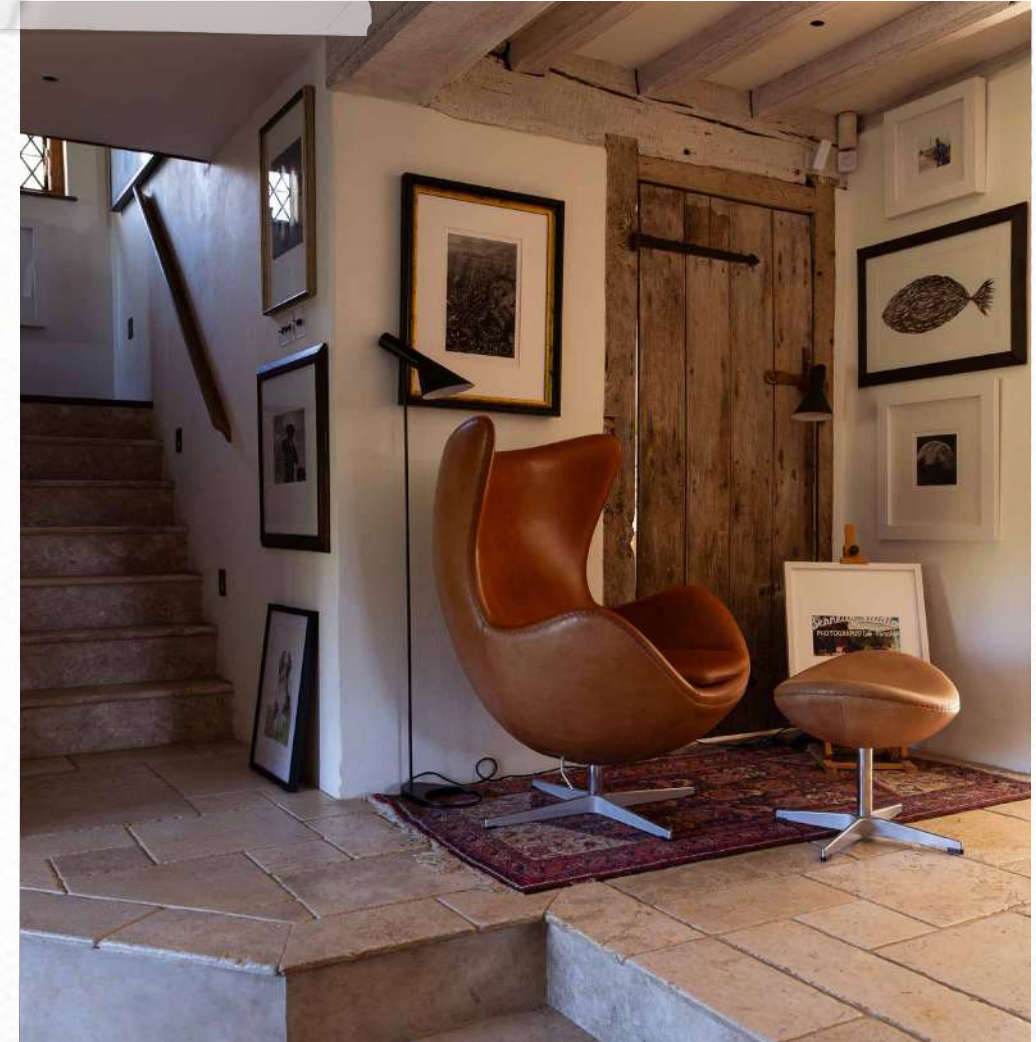
Most of the rooms have been through a series of transformations to blend the period with a refreshing contemporary style. An ancient and beautiful oak front door opens into the entrance hall which has light pouring in via skylight that is invisible from the outside and has been opened up by knocking down the wall of the main house above to reveal original windows, beams and a gallery giving it the feel of an internal courtyard from the

Tudor period, along with a large inglenook fireplace, that formerly served as a bread oven.

The main living room, complete with a working fireplace, is a semi open-plan space formed from two former rooms that have been opened up into one elegant double reception. Cleverly arranged around a dividing area, it leads down a short flight of steps to the family kitchen, while a triple set of doors opens onto one of the many garden terraces. This wonderful space has views over the gardens down to the lake and is complete with a range of bespoke units, an Aga and supplementary ovens. This is the heart of the home, a place to relax, eat and entertain.

There is also a cosier panelled Georgian sitting room, with an original fireplace and bay window.

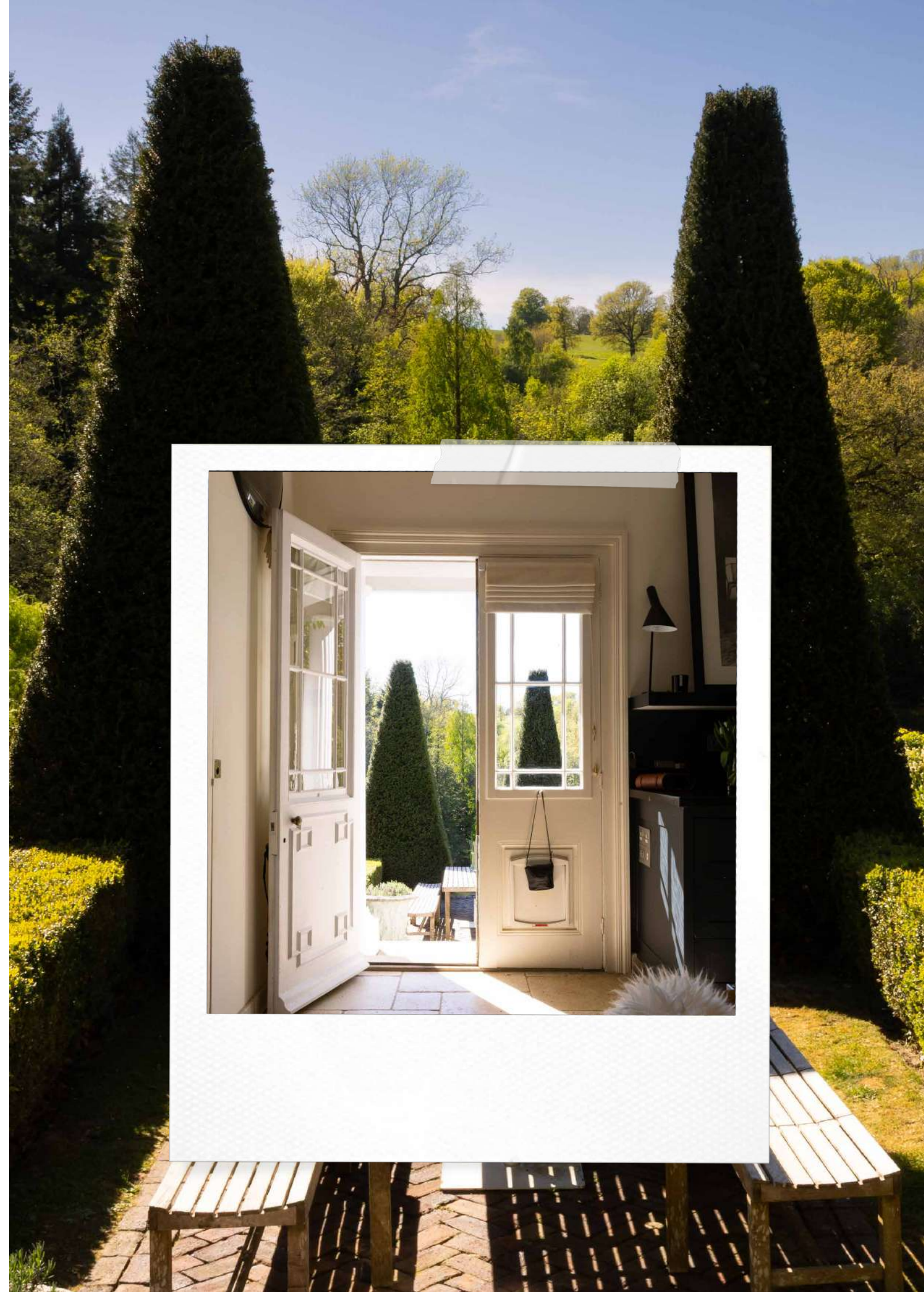
Off the kitchen is a large 'back of house kitchen' pantry and utility room.





BR

Old House.





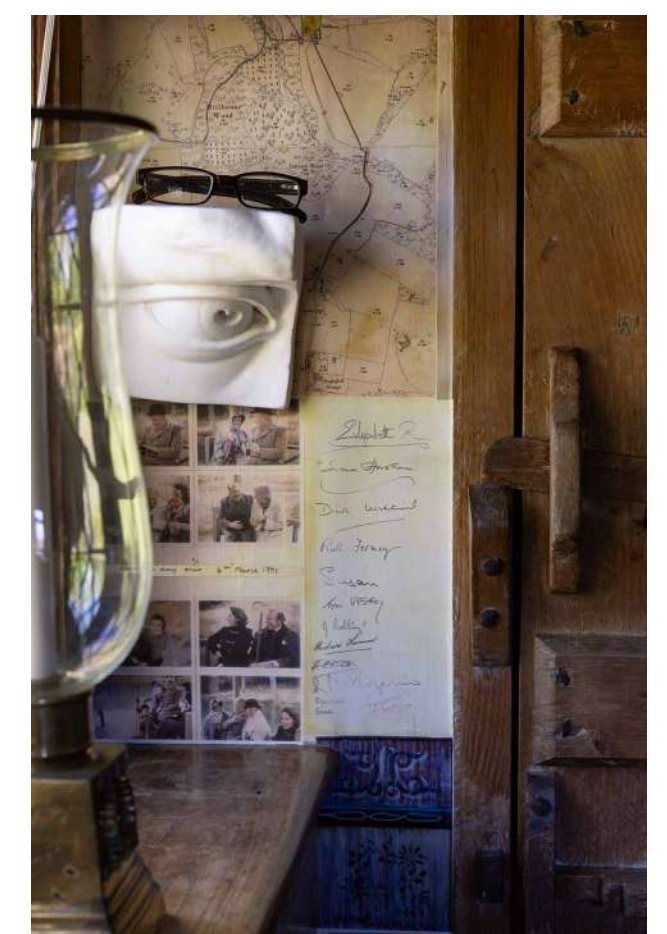




**KING'S FULL
S AND CONDITION
Will Give You the Verdict**



Old House.

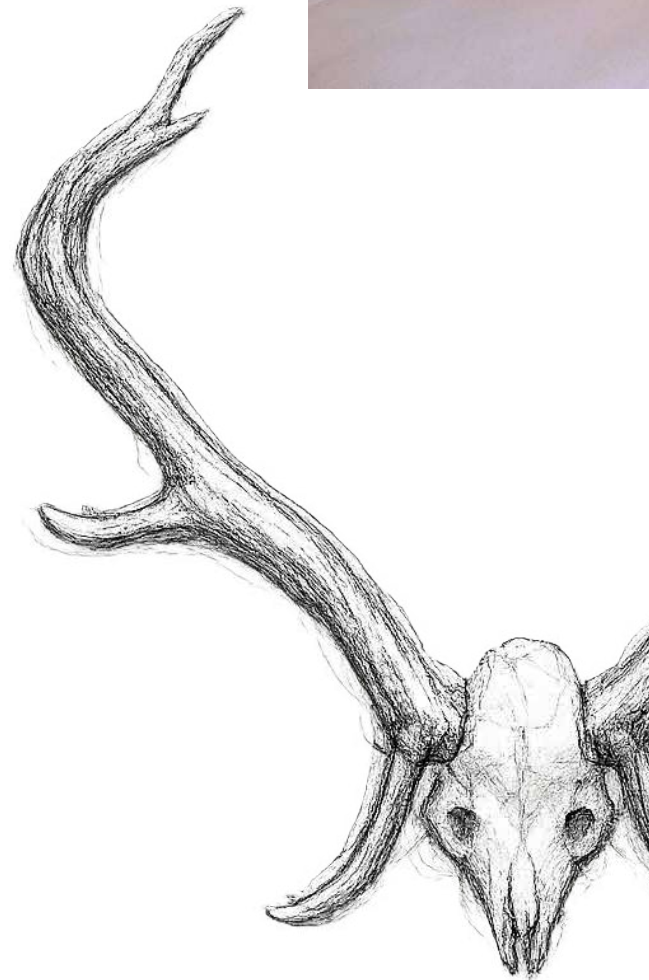
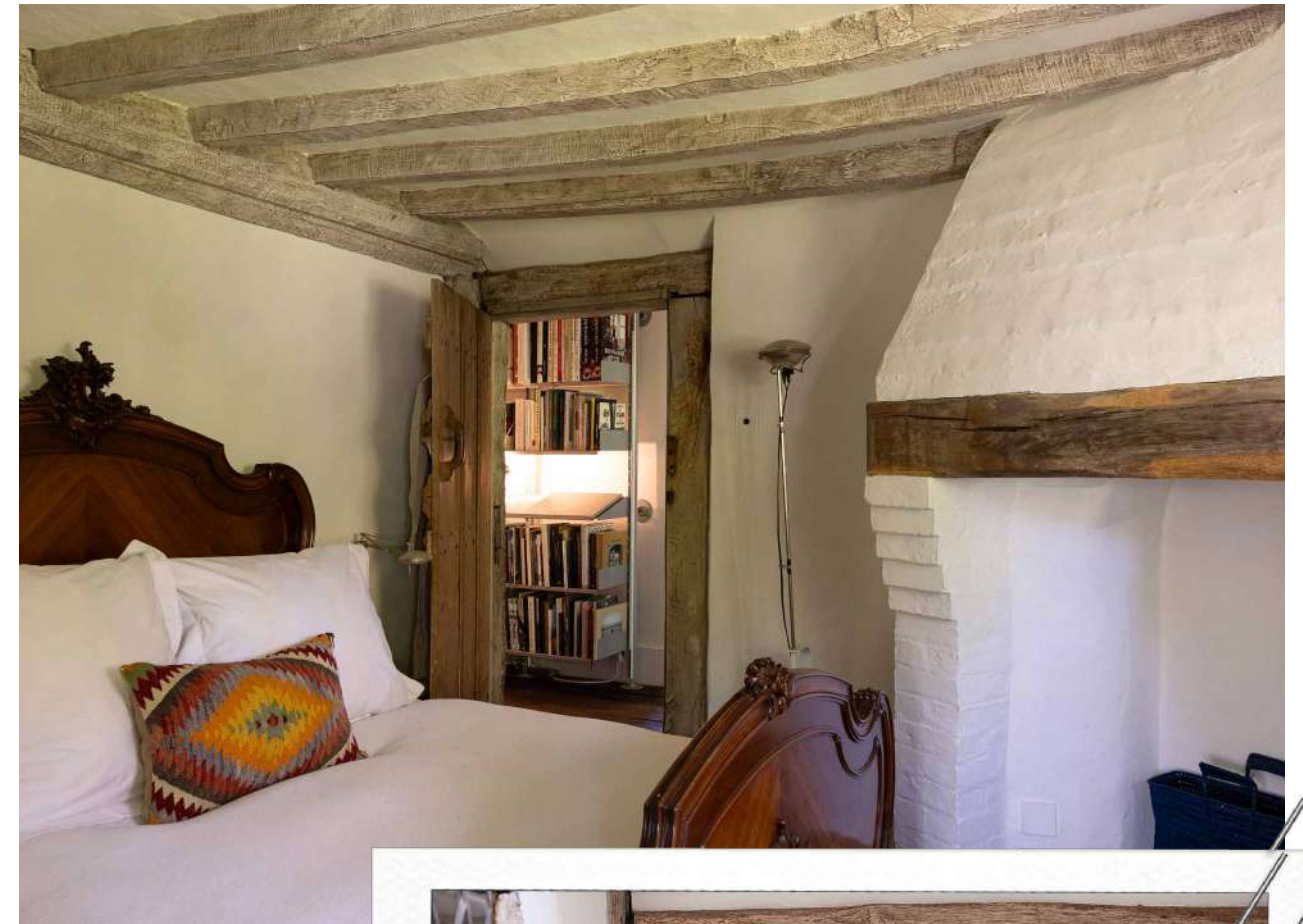


Old House.

The first floor provides a supremely comfortable set of four bedrooms. The principal suite is generous with a fireplace and attractive bay window seat, with a large and indulgent bathroom, with a dressing room to appropriately compliment, finished in cedar wood.

There are three further bedrooms, (two of which have feature fireplaces) and two further bathrooms (one perhaps arguably is 'by royal appointment').

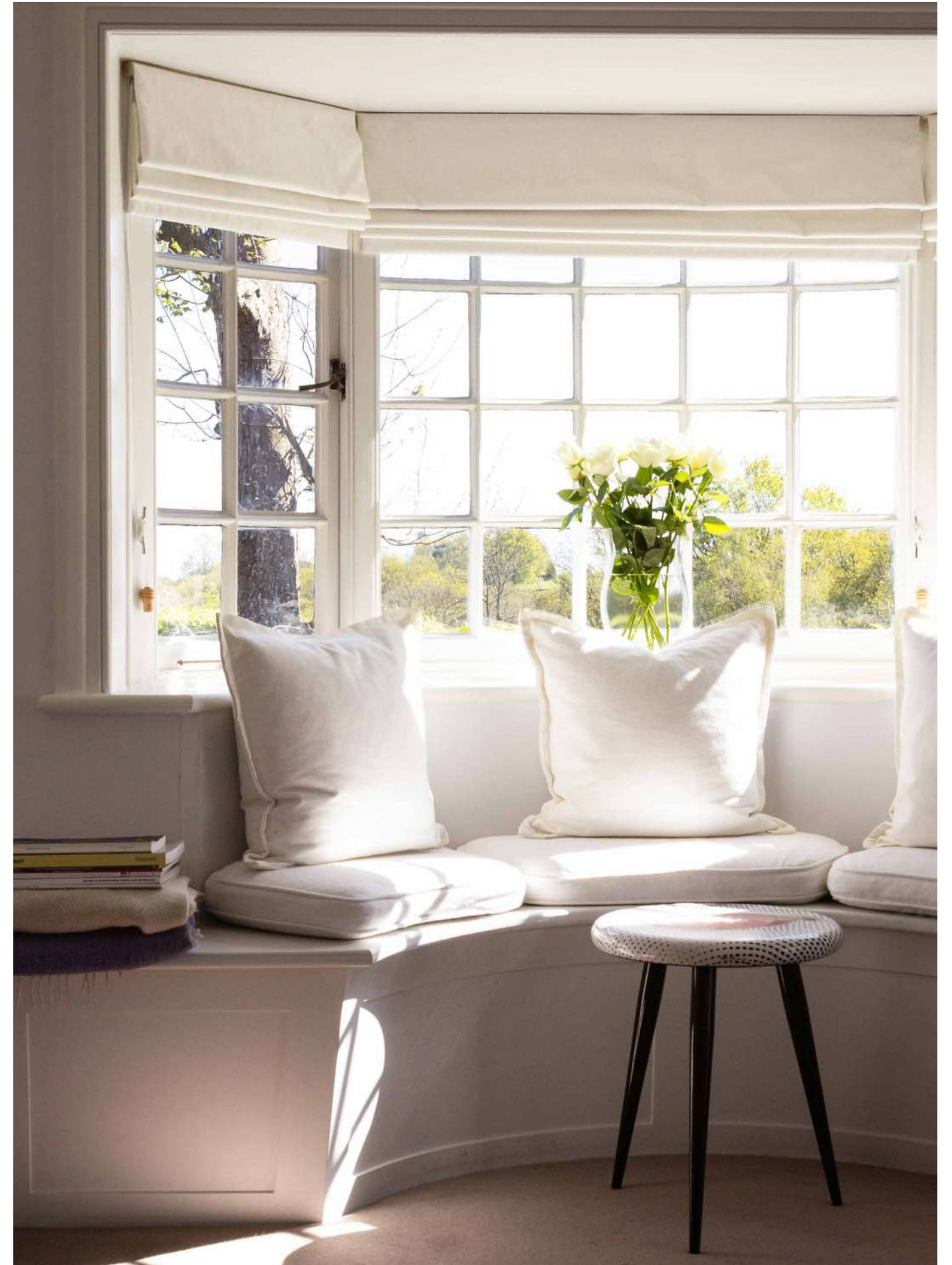
The second floor has two further bedrooms and a bathroom.















*Comfort punctuated
with character*

Old House.



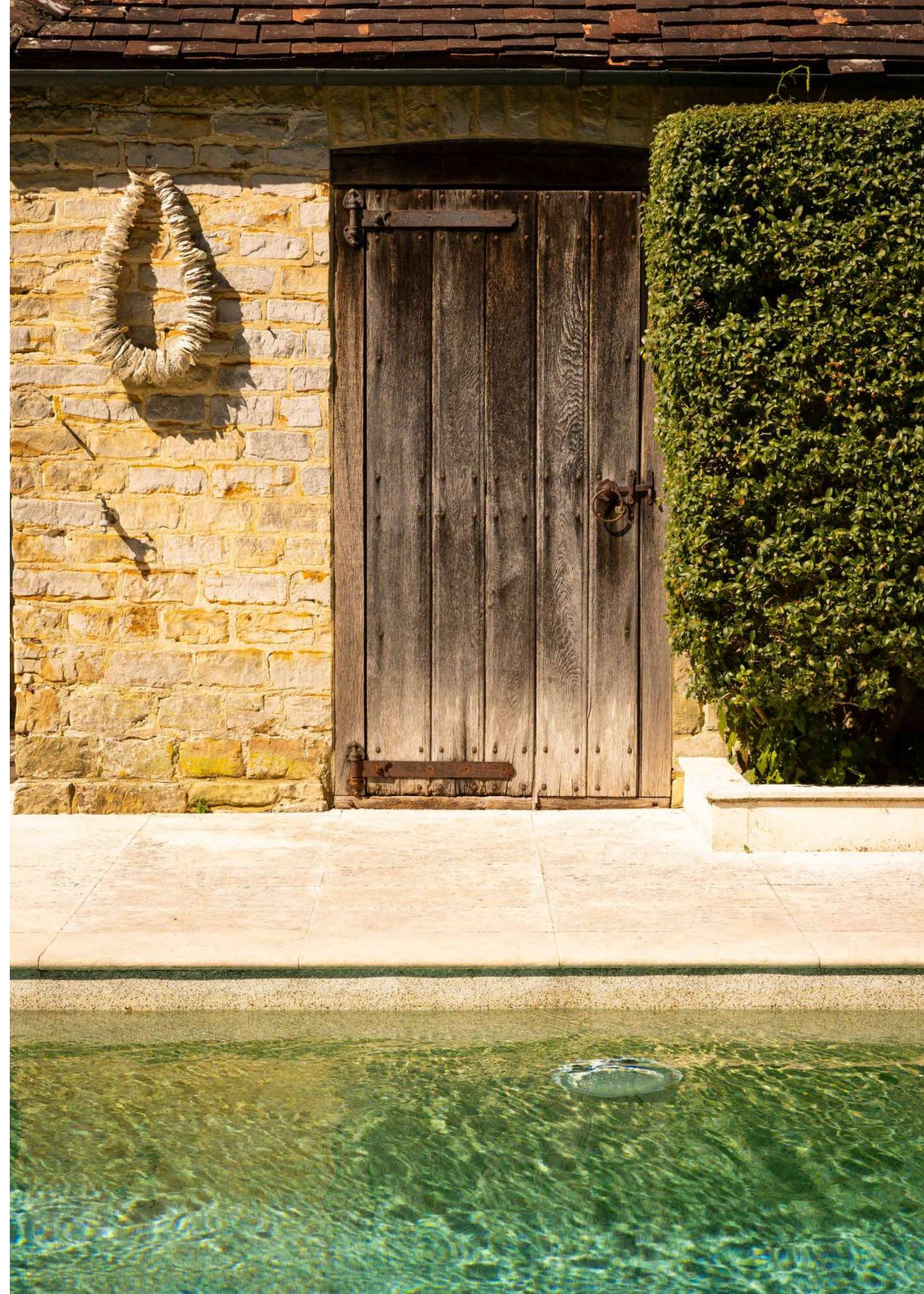
OUTBUILDINGS

There are so many enticing places to enjoy at Old House. The most significant space is the pool house, which acts both as a relaxing and sophisticated asset to the secluded and very private heated swimming pool, but also as a stylish annex to the main house, with a large reception room, two bedrooms, kitchen and two bathrooms.

A small garden pathway leads to a folly,

fashioned from a balcony salvaged from The Royal Box from Ascot Racecourse in the 1960s before a refurbishment. Peep through the letterbox...well, that secret must be seen and not spoilt ahead of a visit.

There is a garden office, a library that was originally conceived as Lord Snowdon's Dark Room, a Gypsy Vardo, and a tractor shed, along with further garden storage.







Old House.



Old House.





Old House.



OUTSIDE

*'There can be no doubt
that the gardens
and grounds at Old
House are truly
remarkable.'*

Extending to 5.52 acres, they are a heady mixture of formal and fairytale arcadian. Using a long-admired garden conceit, the gardens closest to the house are divided into a series of rooms. Creating interest with long allees, which invite intrigue and glimpses of the many beautiful plants, shrubs and trees that make up this beautiful garden.

A rill that leads from the kitchen terrace has water pouring down towards the lake, which provides interest all year round. The Queen Elizabeth stepping stones and bridge, along with the structure on the island, can be a place for picnics and adventures in Spring, a haze of Bluebells provide a backdrop that is a must see. Vegetable boxes, recently restored, encourage self-sufficiency.



BB



Old House.





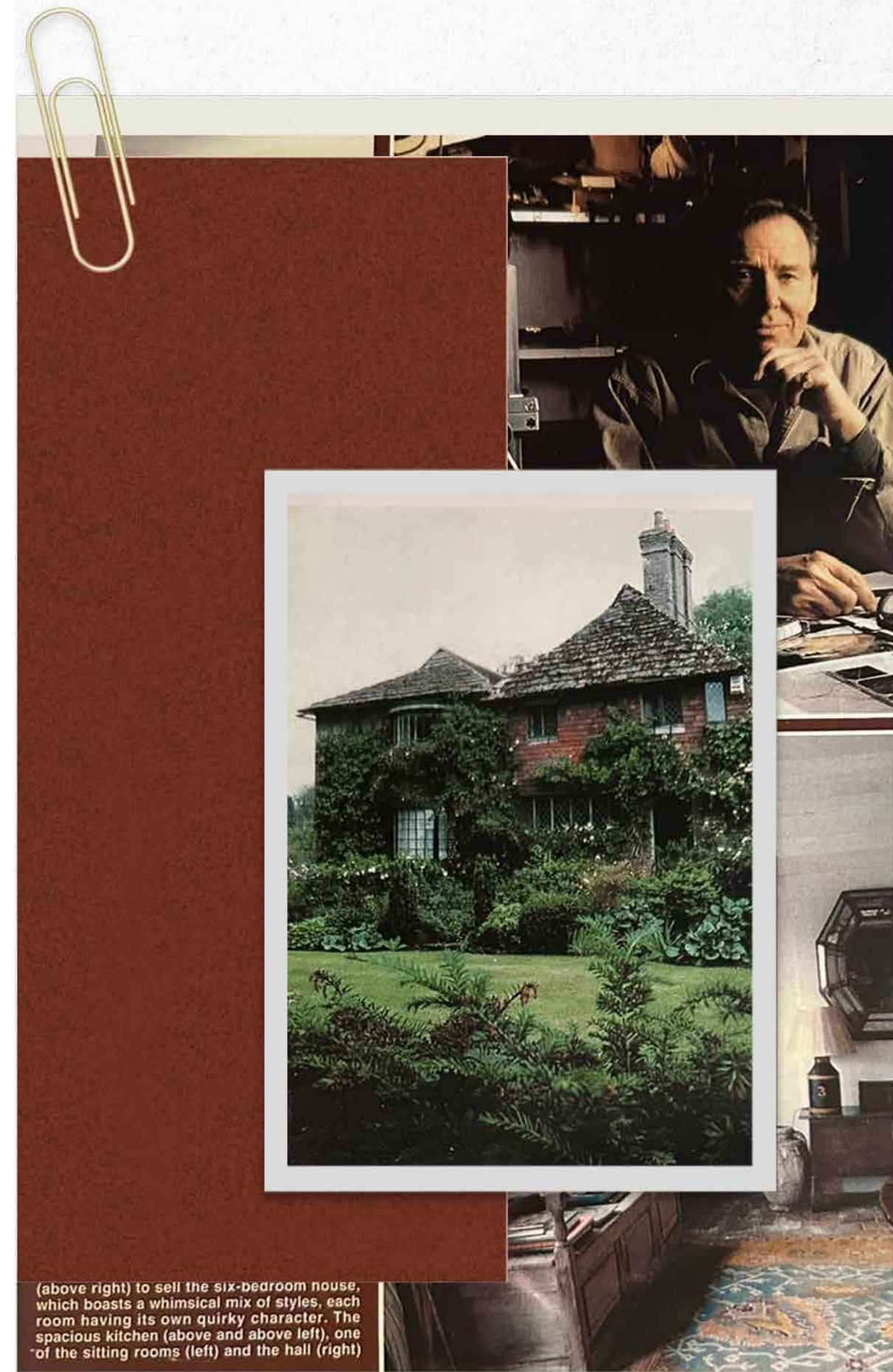
chapters past

— ‘Situated close to the Nymans estate in West Sussex, generously given to the National Trust in 1953, Nymans was created by Ludwig Messel in the 1890s.’

His great grandson Lord Snowdon, and his sister, stayed often as children and used to picnic at Old House. It was a place of Marie-Antoinette-like make-believe, yet by the time his uncle, the renowned designer, Oliver Messel, gave it to him as a wedding present on the occasion of his marriage to Princess Margaret in 1958, it was in a state of disrepair.

Snowdon set about creating a private haven, and, if walls had ears, then the venerable stones of Old House would be positively oozing gossip. After all, it was in this whimsical Sussex hideaway that the carefree 1960s smart set swapped stories, having driven down from London in their Astons and Bentleys, for the

endless, lively world of society parties. The guest book alone would read like a Who's Who of this period. The stepping stones to the lake were opened with a pair of sheers by Her Majesty the late Queen Mother, Queen Elizabeth in a ceremony, presided over by the Bishop of Horsham in a bowler hat. Sir Evelyn de Rothschild, Peter Sellers, Sir John Mills, Issey Miyake Kenneth Tynan, Dame Margot Fonteyn, Bianca Jagger and Dame Edna O'Brien, among many, to whom the coveted invitations for a weekend of country life and cocktails were extended over the years, and some leaving their signatures in the famous upstairs bathroom in Old House, as depicted in *The Crown*.



(above right) to sell the six-bedroom house, which boasts a whimsical mix of styles, each room having its own quirky character. The spacious kitchen (above and above left), one of the sitting rooms (left) and the hall (right)

CHAPTERS PAST



Early sketches of the lake by Anthony Armstrong-Jones (Lord Snowdon) circa 1958

Old House.

Living in staplefield.

Staplefield, nestled between the market town of Horsham & Haywards Heath in West Sussex, offers an appealing array of amenities and attractions for families and visitors alike. The area boasts excellent schooling; in the private sector Handcross Park, Ardingly College, Brighton College & Cumnor House all have fine reputations, while reputable primary and secondary schools such as Warden Park Academy and Cuckfield C of E Primary School, offer strong academic standards and welcoming communities. For further education, Haywards Heath College provides a range of courses and opportunities for young people.

Amenities in Staplefield and Haywards Heath include a variety of local shops, cosy pubs, such as The Jolly Tanners and The Victory Inn, and practical conveniences including supermarkets and medical centres. The surrounding countryside is perfect for outdoor pursuits, with scenic walking trails, cycling routes, and the nearby Nymans Gardens offering a beautiful National Trust site to explore. Places to visit include the historic town of Cuckfield.

Haywards Heath is surrounded by beautiful villages and is only a 10 minute drive to the South Downs. Local vineyards provide fabulous dining opportunities, alongside Brighton - the city's shops, restaurants and beach, can be reached in under 20 minutes.

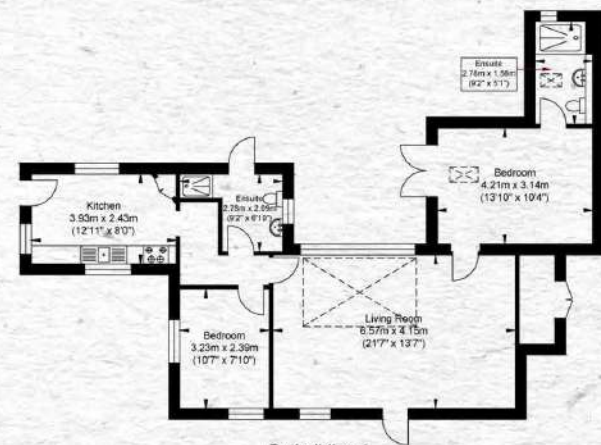
TRANSPORT

Transport links are notably strong, with Balcombe & Haywards Heath railway station providing fast (35 minutes) and frequent services to London, Brighton

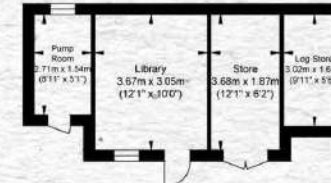
and Gatwick Airport, making commuting effortless. The A23 and M23 motorways are also easily accessible, ensuring convenient road connections throughout the region.



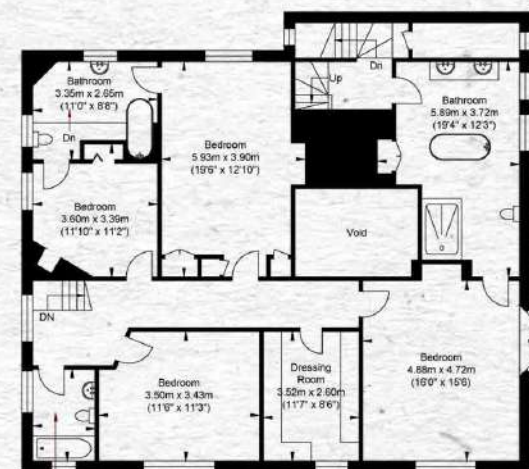
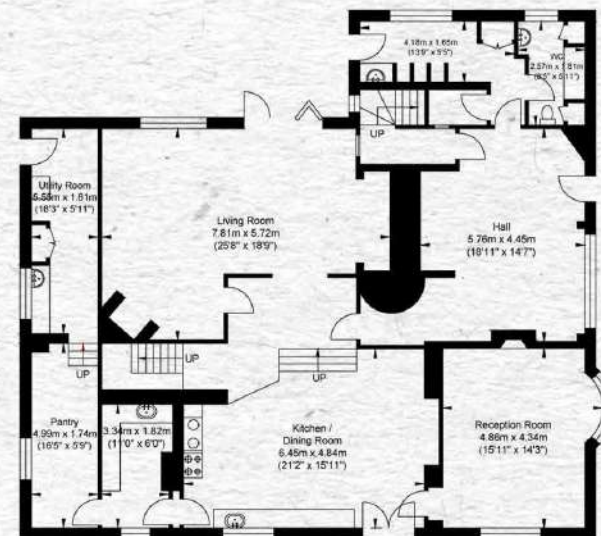
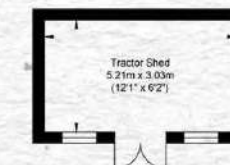
Old House, Tanyard Lane



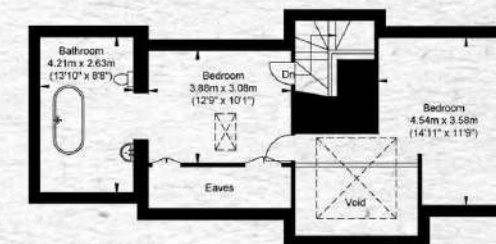
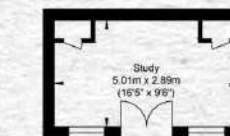
The Dolls House
Approximate Floor Area
33.58 sq ft
(3.12 sq m)



Garden Room
Approximate Floor Area
49.29 sq ft
(4.58 sq m)

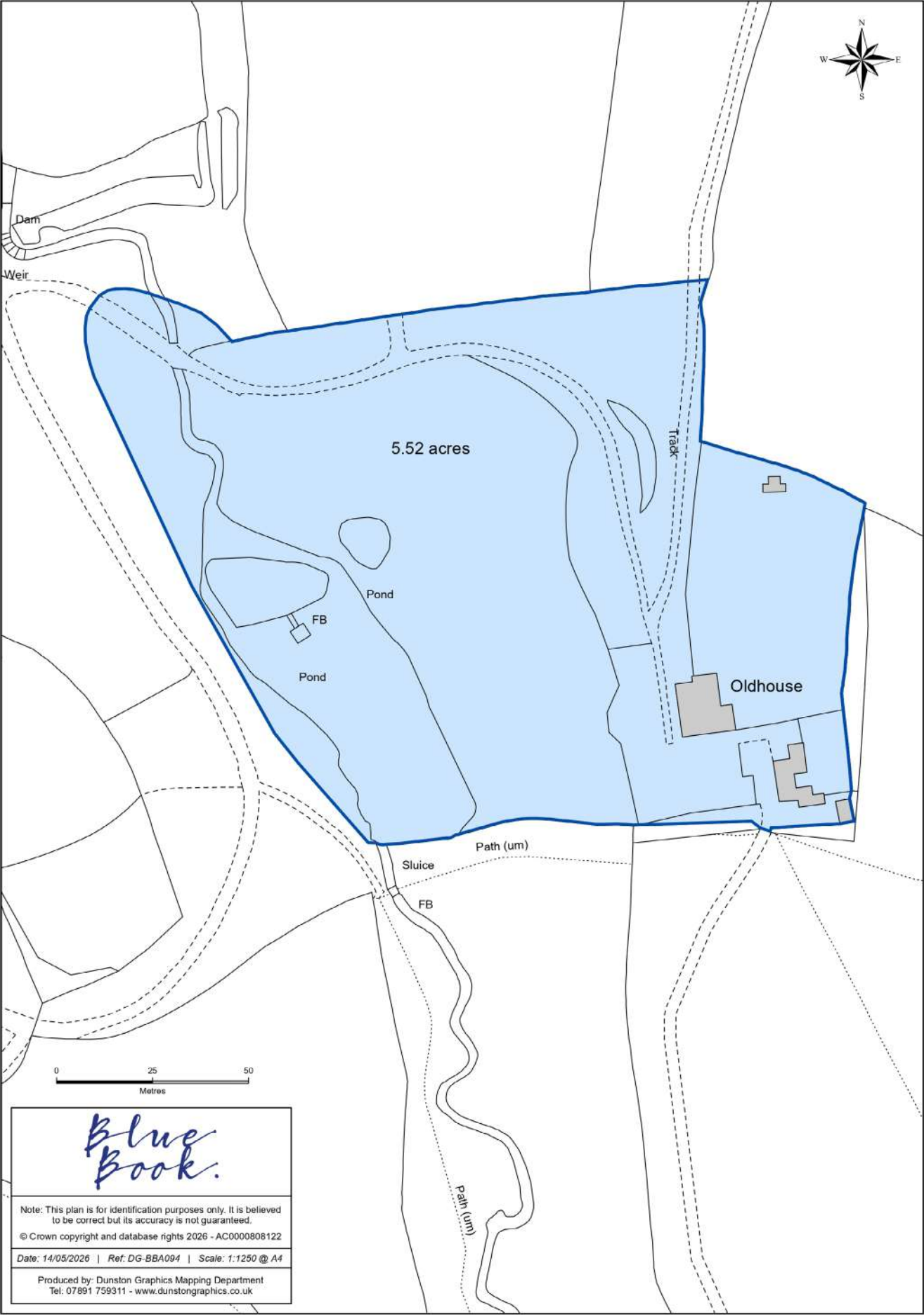


Outbuilding 3
Approximate Floor Area
33.90 sq ft
(3.15 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 389.71 sq m / 4194.80 sq ft
 Outbuilding 1 Area = 74.85 sq m / 805.67 sq ft
 Outbuilding 2 Area = 28.21 sq m / 303.64 sq ft
 Outbuilding 3 Area = 3.15 sq m / 33.90 sq ft
 Tractor Shed Area = 15.79 sq m / 169.96 sq ft
 Study Area = 14.48 sq m / 155.86 sq ft
 Garden Room Area = 4.58 sq m / 49.29 sq ft
 The Dolls House Area = 3.12 sq m / 33.58 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.





PROPERTY INFORMATION

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

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Tenure: Leasehold (National Trust - 99 years)

Local Authority: Mid Sussex

Council Tax Band: H

What3Words: ///welfare.handbags.whizzed

Postcode: RH17 6HJ

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

IMPORTANT NOTICE

Blue Book their clients and any joint agents give notice that

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Blue Book have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Blue Book.



Theo James-Wright

07780 475991

theo@bluebookagency.com

Lindsay Cuthill

07967 555545

lindsay@bluebookagency.com