

By Direction of EDWARD HUTH, Esq.

SUSSEX

About 6 miles from Haywards Heath Station and
13 miles from Brighton

Particulars with Plan

of the

Wykehurst Park Estate BOLNEY

EXTENDING TO ABOUT

1,839 Acres

TO BE OFFERED FOR SALE BY AUCTION AS A
WHOLE OR IN LOTS BY MESSRS.

KNIGHT, FRANK & RUTLEY

(Sir Howard Frank, Bt., K.C.B., John F. Knight, Alfred J. Burrows, Arthur H. Knight)

at The Goldings Hotel, Haywards Heath Station, on
THURSDAY, the 12th day of July, 1923, in Two Sessions,
at 11.30 and 2.30 o'clock, precisely (unless previously
disposed of privately).

Solicitors:

Messrs. SUTTON, OMMANNEY & OLIVER
3 & 4, Great Winchester Street, E.C.2.

Land Agents:

Messrs. R. H. & R. W. CLUTTON
Hartwood, Reigate.

AUCTIONEERS:

Messrs. KNIGHT, FRANK & RUTLEY
20, Hanover Square, London, W.1.
90, Princes Street, Edinburgh.
78, St. Vincent Street, Glasgow.

LOT 25
(Coloured Grey on Plan)

WYKEHURST PARK

is situated North of the Village of Bolney, about six miles from Haywards Heath on the Main London, Brighton and Eastbourne Line. Thirteen miles from Brighton, and 37 miles from London.

THE STATELY MANSION

designed by the late Edward Barry, R.A., and built by Cubitts of local stone, with tiled roof, is fitted with every modern convenience, and occupies a beautiful position about 300ft. above sea level on a gentle Southern slope with magnificent and extensive views to the South Downs. It is seated in a

BEAUTIFUL DEER PARK

completely fenced and studded with very fine matured timber, and is approached on the East by a long wide drive crossing the stream by a stone bridge and guarded by imposing Entrance Gates and

LODGE

having four rooms. The Drive terminates at a bold forecourt on the North side of the House, which is inclosed by a stone balustrade wall with old iron gates brought from Italy.

The West Drive runs from Warninglid Road by the

WEST LODGE

(containing four rooms) and through Woodland, also terminating at the North Front.

The North Drive is also guarded by a

LODGE

(containing five rooms) and terminates at the North forecourt.

THE HOUSE

is entered through a massive oak door, opening into the ENTRANCE LOBBY giving access by glass-panelled swing doors to the

MAGNIFICENT HALL

about 70ft. in length and 30ft. in width, relieved by Stone Arches, and planned with massive stone fireplace with Dog Grate, the walls are partly stone and partly

decorated in old Spanish leather, and the flooring is of polished oak. At the East End is the

WIDE OAK STAIRCASE

broken by half landings and terminating at a wide Gallery on the First Floor.

THE LOFTY SUITE OF RECEPTION ROOMS

are on the South and West sides of the Ground Floor, and are planned with deep bay windows opening on the South Terrace, from which charming views are obtained.

LIBRARY

(about 40ft. by 31ft.) is partly panelled in oak, with handsome bookcase *en suite* and frieze of fine old Spanish leather.

DRAWING ROOM

(about 40ft. by 20ft.), panelled in brocaded silk and fitted with white marble mantel, having carved plaster ceiling, supported by four marble pillars. French windows open on to a stone Loggia leading to the Terrace.

DINING ROOM

(about 33ft. by 31ft.), richly panelled in old carved walnut, with finely carved mantel and sideboard, moulded ceiling rafted in walnut and handsome fireplace. Stately windows open on to the Terrace.

MORNING ROOM

(about 18ft. 6in. by 20ft.), fitted with handsome fireplace.

BOUDOIR OR TEA ROOM

(about 20ft. by 15ft.), fitted with polished steel fireplace.

BILLIARD ROOM

(about 30ft. by 28ft.), fitted with marble mantel, fireplace, raised platform and window seats, and oak parquet floor.

BUSINESS ROOM, SERVING ROOM and GUN ROOM with Telephone. Cloak Lobby, Ladies' Cloakroom and W.C., and Gentlemen's Lavatory.

ON THE FIRST FLOOR are planned

THE PRINCIPAL BEDROOMS

including a private suite with separate corridor, bathroom and W.C., and having a South aspect.

The Suite comprises

A HANDSOME BEDROOM

(about 21ft. by 17ft. 9in., with open fireplace, tall windows opening to Balcony Balustrade. Adjoining is a large

BED OR DRESSING ROOM

(about 20ft. 6in. by 20ft.), having carved mantel, open fireplace, and finely moulded plaster ceiling. This leads to the

BOUDOIR

(about 28ft. by 19ft. 6in.), decorated in fine old Spanish leather, and having richly carved mantel, open fireplace and deep bay with stately French windows opening to Balcony under stone Portico. A door leads to the Main Corridor, at the end of which is the

WEST BEDROOM

(about 21ft. 6in. by 20ft. 6in.), with finely-carved walnut mantel and having tiled open fireplace. A communicating door leads to a large

BEDROOM OR DRESSING ROOM

measuring about 19ft. by 16ft., with richly-carved walnut mantel, tiled fireplace and small Lobby adjoining.

MIDDLE BEDROOM

measuring about 19ft. by 15ft. 6in., with open fireplace.

THE NORTH BEDROOM

(about 23ft. 6in. by 18ft. 6in.), with carved mantel and open fireplace ; adjoining is a large Dressing Room.

To the South of the Galleried Landing is

THE SOUTH BEDROOM

(about 23ft. 6in. by 19ft. 6in.), with richly-carved mantel, open fireplace, and completely panelled in walnut and fine old English needlework tapestry, and having deep bay. Adjoining is a large

BEDROOM OR DRESSING ROOM

(about 15ft. 3in. by 15ft. 3in.), similarly panelled in Walnut and Tapestry, and having carved mantel. Conveniently placed are

BATHROOM

with tiled fireplace, also W.C., and Housemaid's Closet with sink. An oak Staircase leads to the *SECOND FLOOR*, on which are

SEVEN GUESTS' BEDROOMS

measuring respectively about 30ft. by 16ft. 9in., 21ft. by 12ft. 9in., 20ft. 6in. by 15ft. 6in., 14ft. by 11ft., 14ft. by 13ft., 19ft. by 17ft. 9in., and 25ft. 6in. by 16ft. 6in., mostly with South aspect, and all fitted with fireplaces.

FIVE MAIDS' BEDROOMS

conveniently situated, and Box Room, two Bathrooms, two W.C.'s, and Maid's Store Room on Half Landing, and Housemaid's Closet.

Stairs lead from the Ground Floor down to

THE STAFF QUARTERS

which include : Electric Service Lift, Lofty and Well-lighted Kitchen, fitted with "Benham" range, gas-heated Hot-plate Dresser and Hot Cupboards, Scullery fitted with range, copper, sinks, and dresser ; four Larders with slate shelving and white-tiled walls, Game Larder, Servants' Hall with deep bay, fireplace, and bench with drawers ; four Men's Bedrooms and comfortably appointed Housekeeper's Room ; two large Store Cupboards ; Still Room with gas and open ranges, sink and dresser ; Maid's Sewing Room, China and Box Room, Men's Service Bathroom and W.C., two Store Rooms, Boothole with Cupboards, Store Room with Dressers and Cupboards, Stokehole with "Boyd's" boilers for House radiators, Lobby with Staircase to upper floors, Butler's Bedroom, capital Butler's Pantry, fitted complete with cupboards, sinks and benches ; another Stokehole with "Saville" Boiler to supply Bathrooms ; Coal Store. Outside : Petrol Gas Plant for cooking, and gas rings, etc., Wood Shed, Coal House, Larder and W.C.

THE PLEASURE GROUNDS

are simple and natural, with Terrace Gardens protected by stone Balustrade walls with stone steps connecting the lower gardens, water garden, wide stretching lawns, magnificent groups of Azaleas, Rhododendrons and Camellias, and relieved by stately grown timber of fine variety.

THE DEER PARK

sloping gently to the South, with its herd of about 200 FALLOW AND 30 JAPANESE DEER (which can be taken by valuation), extends to about 268 acres, and is one of

THE FINEST PARKS IN THE SOUTH

relieved by beautiful woodlands, small Lake, and magnificent groups of Timber. There is also a

PRIVATE CRICKET GROUND

The Farm Buildings known as "Malthouse Farm" comprises Open Cart Shed, Two Open Cattle Hovels with Yard, three-stall Stable and Barn. In Enclosure No. 118 on Plan are brick and tiled Cowshed for eight, ditto, Bull Pen and lean-to Poultry Shed.

THE KITCHEN GARDENS

are completely walled and well stocked with thriving Fruit Trees. There is a

RANGE OF GLASSHOUSES

as follows :—Peach Houses, Vineries, Palm House, Two Carnation Houses, Potting Sheds, Bothy, Fruit Room, Stokehole and Office.

A SECOND GARDEN

with fine range of Cold Pits, Tomato, Peach and Melon Houses.
Detached Fruit and Vegetable Garden ; Orchard with Piggery.

THE HEAD GARDENER'S COTTAGE

known as "Tower Cottage," is stone, weather tiled with tiled roof and contains :—
Kitchen, Sitting Room, Scullery, Larder and Three Bedrooms. Outside Wood Shed
and E.C.

THE STABLING

is of stone and tile construction, being situated at a convenient distance from the
House around a courtyard, comprising :—GARAGE for four Cars, with four Men's
Rooms over. A Second GARAGE for two Cars, Loose Box, five-stall Stable and
five Loose Boxes, with tiled and stone walls ; Heated Harness and Cleaning Room ;
Coal Store ; Furnace Room with stove for heating Stables. Clock Tower with
Clock.

THE SUCTION GAS PLANT

is stored in a detached brick-built Shed, and includes a 20 h.p. Suction Gas Engine,
two Cooling Tanks, Dynamo, Switchboard, 54 Cells (renewed 1922). A most
excellent system of Electric Lighting is installed throughout the House.

THE KEEPER'S COTTAGE

situated at Furzefield, is brick, weather tiled with tiled roof, and contains :—Sitting
Room, Kitchen, Scullery, Pantry and three Bedrooms.

RANGE OF KENNELS

Game Larder. Store Shed.

To the North of the Park is the Water Reservoir storing the water which supplies,
by gravitation, the Mansion and Gardens ; this also supplies Lots 34 to 37, 41, 68
and 69 (see Stipulation No. 7).

The whole of which is in hand (subject to the Service Tenancies of the Cottages),
and extends to about

268a. 1r. 24p.

and forms

*One of the most beautiful residential
properties in the County of Sussex*

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	QUANTITY DECIMAL ACREAGE.
PARISH OF BOLNEY.		
Pt. 33	Gardens, Reservoirs, etc.	3.887
51	Mansion, Grounds, Two Lodges, Gardener's Cottage, Stabling, etc.	25.111
52	Park	60.476
53	Woodland	1.146
98	Do.	3.555
99	Lodge and Garden	.222
100	Woodland	1.115
116	Do.	.622
117	Park	11.669
118	Buildings and Yard	.196
129	Park	14.473
Pt. 130	Road	.214
131	Woodland	.555
136	Do.	.685
Pt. 209	Do.	.294
210	Park and Malthouse Buildings	80.940
211	Woodland	.474
212	Do.	.585
213	Park	23.346
214	Malthouse Wood	13.089
215	Woodland	1.984
216A	Kitchen Garden	1.009
247	Pond	.158
250	Fish Pond	1.054
251	Woodland	.321
252	Do.	3.475
253	Furzefield Wood	13.771
254	Keeper's Cottage, Kennels and Orchard	2.810
254A	Woodland	.570
284	Road	.596
TOTAL		A.268.402

See note at foot of Lot 36 as to fencing.

LANDLORD'S OUTGOINGS.

Land Tax £ 9 7