



Plot 2 Bluebell Park, Sumners Ponds

Barns Green, Horsham, RH13 0PR

Prices from **£300,500**

Leasehold Council Tax Band





**\*\*Open day - Sunday 14th September\*\***

Escape to Bluebell Park at Sumners Ponds, a peaceful retreat where luxury meets nature in the heart of West Sussex. Surrounded by fishing lakes, open countryside, and tranquil woodland, these beautifully designed holiday lodges offer the perfect blend of comfort and calm.

The Cassa Di Lusso: A striking split-level roofline and the impressive fully glazed front elevation, setting a bold architectural tone from the outset. Step inside to a spacious open-plan living area where thoughtful design meets refined detail. A timber entrance partition subtly defines the space while maintaining a sense of flow, and the feature inglenook fireplace adds warmth and character, creating a welcoming focal point in this beautifully considered interior.

Two beautifully designed double bedrooms are coupled with an en-suite shower room and a family bathroom elegantly finish the internal accommodation.

Each lodge is available with a 99-year licence and a £4,500 annual ground rent. Open all year round, you can visit whenever you choose, for as long as you like, ideal for spontaneous weekends or extended stays. Owners must maintain a primary residence elsewhere and provide regular proof.

Make your lodge your own with a wide range of customisation options. Choose from stylish kitchen finishes, deep-soak baths, and waterfall showers. Optional upgrades include premium kitchen units, wine coolers, luxury soft furnishings, hot tubs, and bespoke outdoor sun decks by Mayfield.

Set just five minutes from the charming village of Barns Green and 15 minutes from the market town of Horsham, the park offers both seclusion and convenience. On-site, enjoy scenic walks, dog-friendly spaces, and lakeside dining at The Café by the Lake. Excellent transport links put London and Gatwick within easy reach via Horsham and Christ's Hospital stations. Bluebell Park offers an exceptional lifestyle in a truly idyllic setting—where nature and comfort live side by side.

Plot size = 42 x 22

Open Plan Lounge Kitchen

Bedroom

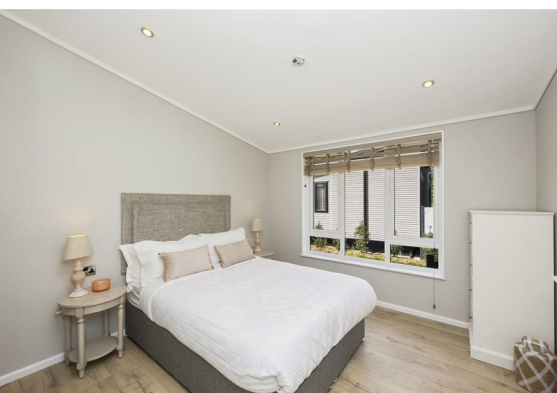
En-suite

Bedroom

Bathroom

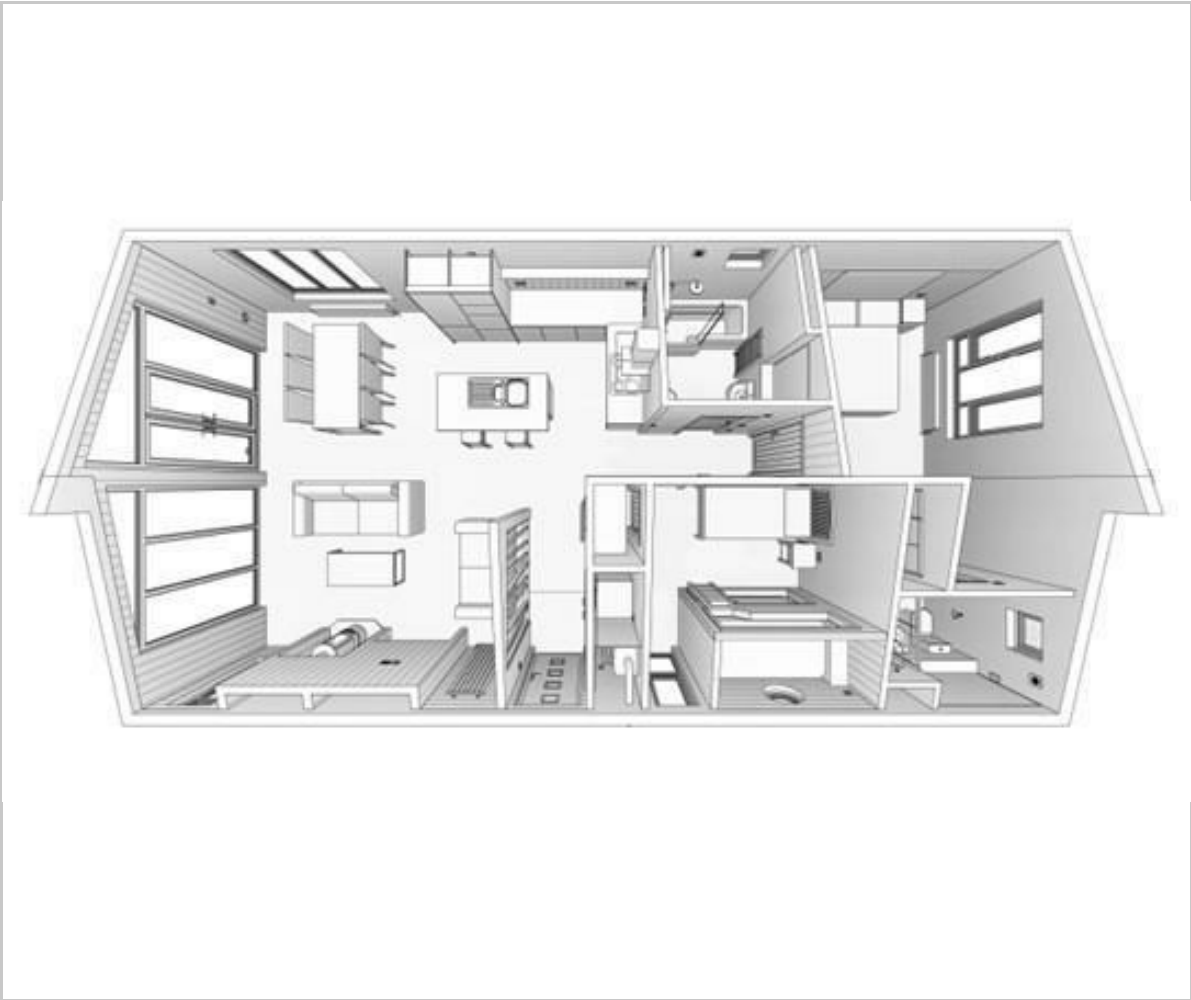








Floor Plan



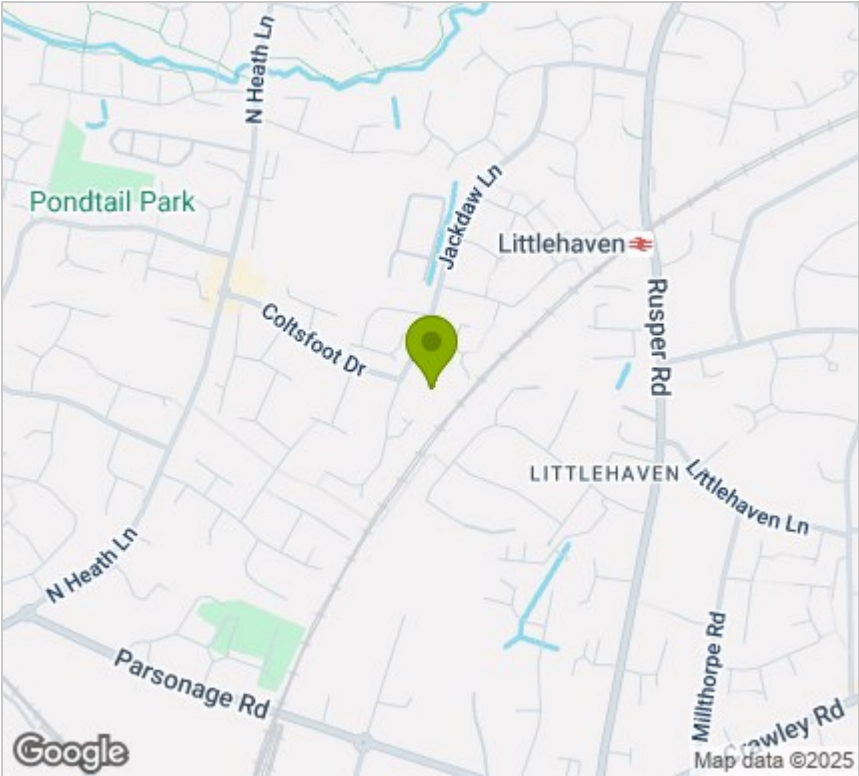
Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

