

# Back to school



## Bluecoat Pond, a retirement estate adjacent to the wonderful Christ's Hospital School near Horsham in West Sussex

Two spacious and newly-renovated properties, that back directly onto the pretty Victorian pond with its bandstand, area of decking, and pagoda, are available for sale at Bluecoat Pond, a Cognatum retirement estate adjacent to the campus of Christ's Hospital School, and built on the site of the school's old dairy. ('Bluecoat' comes from the name of the long blue belted coat that is the distinctive school uniform, dating back to Tudor times. Past students at the school are known as 'Old Blues').

Lynn Bartholemew, Cognatum Estate Manager at Bluecoat Pond, says, "In addition to the glorious grounds of Bluecoat Pond, property owners on this estate have a wonderful variety of unique benefits that come from living adjacent to Christ's Hospital School."

Margaret Turner (91) has lived at 100 Bluecoat Pond since 2006. She and her husband bought the three-bedroom house when it was newly built, the second phase of the Cognatum retirement estate. She says, "My late husband attended Christ's Hospital School from the age of 11 till he was 16. We regularly went to 'Old Blues' reunions so we knew that a retirement estate was being built on some of the school's land, and were very attracted by the idea of continuing to have



links with the school. Several 'Old Blues' bought properties on the first phase of the estate that was built in 1997.

"It's been a wonderful place to live. Pre-pandemic there was lots of opportunity for interaction with students, teachers and the school's wonderful facilities. We would go to concerts and plays, visit the museum,

and watch sporting events. At Christmas the choir would come to sing carols at the bandstand by the pond, and we'd have mince pies and mulled wine.

"Bluecoat is an incredibly sociable place to live, and the diversity of the students who have to meet rigorous academic entry requirements makes it extremely interesting. We have a wonderful range of ages, from the youngest students who arrive at the age of eleven, to the oldest resident who is 96. After my husband died I sponsored two students who are now in their mid 20s, and I have remained in touch with them."

Christ's Hospital is an independent co-educational boarding and day school of 900 pupils aged 11-18. The School is situated in stunning countryside and is fortunate in having its own mainline railway station with regular trains to London, Gatwick Airport and the South Coast. The Tatler Schools Guide 2021 says, "Founded in 1552, Christ's Hospital is situated on 1,200 acres of West Sussex countryside with phenomenal facilities and an impressive academic record. The entry process is highly competitive and includes an online test, followed by a two-day residential assessment. But, wow, is it worth it!"

Residents at Bluecoat Pond have access to large areas of the school's grounds, providing great opportunity for enjoyment and exercise, and for a membership fee



they are able to use the school's extensive sports and fitness centre that includes a gym, indoor and outdoor tennis courts, a swimming pool and badminton courts. There are fitness classes every day, some of which have been developed especially for those in later life.

Walkers and cyclists can also take advantage of the wonderful Downs Link, a 37 mile-long shared use path that extends from St Martha's Hill in Surrey, to Shoreham-by-Sea in West Sussex, with Bluecoat Pond immediately on the route.

Lynn Bartholomew says, *"Residents are invited to attend a hugely varied programme of high-quality musical and drama performances held at the school's purpose-built theatre. Some productions are laid on especially for Bluecoat residents, especially delightful is the carol service that in non-Covid times takes place at the bandstand by the pond. There have been many connections between the estate and the school over the years. One resident had grandchildren at the school while another resident's son is a retired teacher at the school. The interaction between residents, staff and students is a lovely thing to see and beneficial for all parties."*

Both properties currently for sale on the estate are spacious, with wonderful views over the Victorian pond which, along with the water tower, are the focus of the estate's ionic courtyard.

The properties have two bedrooms, new open plan kitchen / dining rooms with fully integrated white goods, including a wine cooler and an induction hob, with Shaker style units and quartz worktops. The interior decor of the cottages has been designed in conjunction with John Lewis and includes curtain poles, curtains and blinds where fitted. All the carpets and flooring are also included in the price. Both properties also have a refurbished wet room on the ground floor.

The properties are available for £525,000 and £499,950

<https://www.rightmove.co.uk/properties/102737483#/>

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*Cognatum, a not-for-profit company, has 60 retirement estates in 21 counties across central and southern England, a total of 928 retirement homes. All are in prime locations within vibrant market towns or villages, within walking distance of shops and restaurants. Each estate benefits from thoughtful architecture, landscaped grounds, and a dedicated estate manager.*

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**[www.cognatum.co.uk](http://www.cognatum.co.uk)  
[property@cognatum.co.uk](mailto:property@cognatum.co.uk)  
01491 821150**

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*For press information contact  
Amanda MacCaw, 07977 238175 /  
[amanda@wildmaccaw.co.uk](mailto:amanda@wildmaccaw.co.uk)*