





## Monks Gate Cottage, Brighton Road, Monks Gate, RH13 6JD

A charming four bedroom, three reception room Grade II Listed cottage with versatile accommodation arranged over three floors.

 5     4     2     N/A

- ▶ **GRADE II LISTED COTTAGE**
- ▶ **SITTING ROOM WITH INGLENOOK**
- ▶ **GROUND FLOOR SHOWER ROOM**
- ▶ **LISTED BUILDING CONSENT GRANTED FOR REAR EXTENSION\***
- ▶ **DETACHED TRIPLE BARN STYLE GARAGE & DOUBLE CAR PORT**
- ▶ **KITCHEN/BREAKFAST ROOM**
- ▶ **SEPARATE UTILITY ROOM**
- ▶ **SPACIOUS DINING ROOM**
- ▶ **DETACHED SUMMER HOUSE/PLAYROOM**
- ▶ **SUPERFAST BROADBAND AVAILABLE**

A charming four bedroom Grade II Listed cottage with planning consent to enlarge the ground floor, approached via remote controlled electric gates, situated in a secluded mature plot of around 0.65 of an acre with detached triple barn style garage with carport and detached summer house.

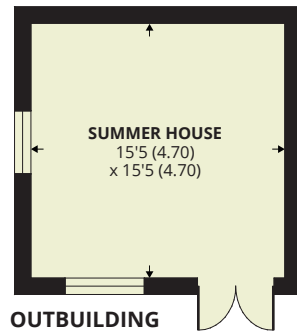
The versatile accommodation is arranged over three floors with good ceiling heights on all floors. The sitting room is double aspect and has a stunning feature inglenook fireplace. The dining room can be accessed from both the sitting room and the kitchen and leads to the study which over looks the rear garden. From the dining room there are stairs leading to the first floor, a door to the outside and a door to the utility room. The kitchen/breakfast room has a feature range-style cooker with warming zone, oven and grill and an extensive range of eye level and waist height cupboards. The utility room has a sink with space and plumbing for a washing machine. The ground floor shower room has a corner cubicle with low wc and wash hand basin. To the first floor are four double bedrooms, (bedroom one with large walk-in dressing room/with potential to be converted into an en-suite) and a spacious family bathroom. To the second floor is a study area and an impressive cinema room with a large pull up projector screen and built in surround sound system.

\*Agents Notes:- Full Planning and Listed Building Consent granted June 2017. Horsham District Council planning reference is DC/17/0559.

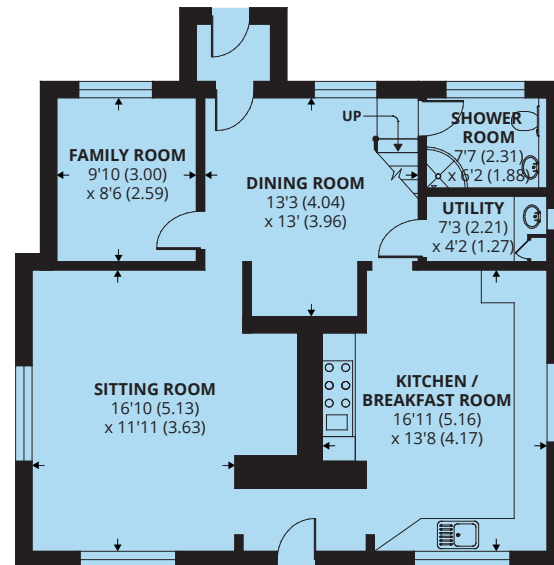
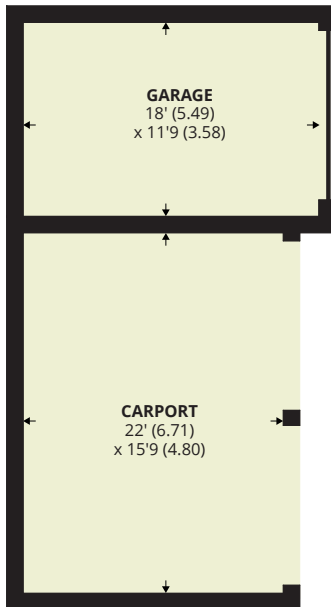




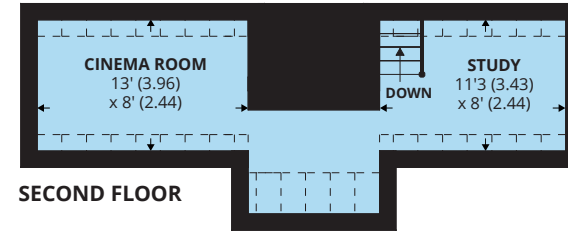




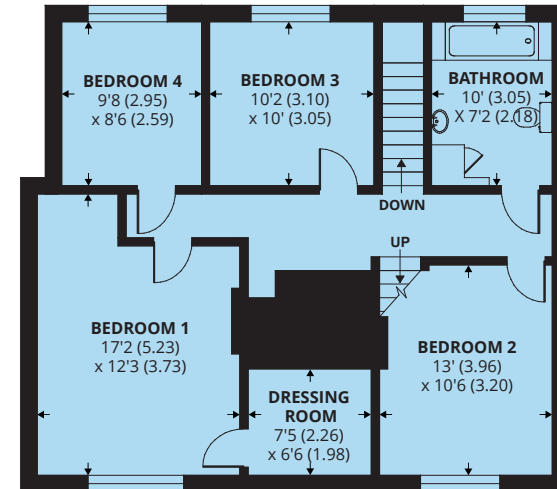
Denotes restricted head height



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

# Monks Gate Cottage, Brighton Road, Monks Gate, RH13 6JD

**APPROX. GROSS INTERNAL FLOOR AREA 1965 SQ FT 182.5 SQ METRES  
(INCLUDES RESTRICTED HEAD HEIGHT / EXCLUDES CARPORT, OUTBUILDING & GARAGE)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Outside

Monks Gate Cottage is approached by a driveway leading to a pair of impressive electric gates that open into an area of extensive driveway parking that provides access to a three bay English heritage barn style garage with double width carport, with power, light and water. The closed section of the garage has a raised storage area above. To front of the garage there is ample off road parking for several vehicles. The mature grounds are mainly laid to lawn and have been beautifully landscaped with planted flower and shrub borders. The oil storage tank is discreetly positioned behind attractive panelling. To the rear of the property there is ample entertaining space being paved and on two levels. To one end of the grounds there is an impressive house office/play room. The total grounds extend to approximately 0.65 of an acre and overlooking open fields to one side.

## Location

Monks Gate Cottage is situated on Brighton Road in the village of Monks Gate, which is approximately four miles south of Horsham town centre, with its comprehensive range of shopping and recreational facilities. The area is surrounded by miles of open countryside including St Leonard's Forest an area of outstanding natural beauty providing excellent countryside for walking and riding. The highly regarded Mannings Heath Golf Club is within approximately two miles. The A281 London to Brighton road connects with the A24 and M23 linking with the M25 and the complete motorway network providing easy access to Gatwick International Airport. The property is within Forest and Millais Secondary Schools' catchment area and also the catchment area of the high regarded Nuthurst Primary School. For prep schools Handcross Park, Hurstpierpoint, Worth, Brighton College and Ardingly College are all within a comfortable distance. For the commuter there are good rail links to London via Horsham and Haywards Heath.

## Agent's Notes:-

The aerial photograph used on the back page of this brochure has been taken from our vendor's archive and was taken in 2015.



