

DAIRY BARN

HORSHAM • RH12



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A charming 4 bedroom barn which has been lovingly converted to create a beautiful family home

Kitchen • Dining room • Entrance hall
Sitting room • Family bathroom

Master bedroom suite with walk-in wardrobe and ensuite
3 further bedrooms (1 with ensuite)

Double garage • Courtyard/Patio area
Garden • Private parking

In all approximately 0.28 acres.

Horsham 4.8 miles (Victoria/London Bridge 52 mins) •
Guildford 16.6 miles (London Waterloo 38 mins) • Gatwick
15.4 miles
Central London 36.3 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





The Property

Previously a Dairy Barn, this charming property has been lovingly converted/modernised and sits in a generous plot, with the spacious accommodation arranged over one floor. The property is configured in a "horseshoe" shape providing a superb southerly facing courtyard in the centre, perfect for alfresco dining in the warmer months. The property itself benefits from underfloor heating and also has a wealth of character features, including charming exposed beams throughout.

Upon entering the property you are greeted by the impressive open plan sitting and dining room, with central brick built fireplace and built-in log store, which is undoubtedly the main focal point of the room. There are also three sets of patio doors leading on onto the courtyard and garden. The bedrooms are principally arranged in a separate wing of the barn with master suite complete with walk-in wardrobe and ensuite bathroom. There are 3 further double bedrooms and a family bathroom. Undoubtedly one of the finest rooms is the stylish modern kitchen.

Situation



Shopping: The town of Horsham is within 4.8 miles and offers an excellent range of shops, restaurants and recreational facilities. Cranleigh lies some 7.4 miles to the north east and the two popular market towns of Guildford and Dorking are only 16.6 and 10.9 miles away respectively.



Travel: Main line train services to London Victoria are available from Billingshurst, Horsham and Gatwick Airport and to London Waterloo from Guildford. There is easy access to the national motorway network via the A29, A24 and M23/M25.



Schools: There is a wide choice of schools nearby including Penthorpe, a co-educational preparatory School at Rudgwick, as well as St Catherine's at Bramley, Cranleigh, Duke of Kent at Ewhurst and Farlington near Horsham.



Garden and grounds

To the front of the property is a generous sized parking area which could accommodate numerous vehicles and a detached double garage with large storage above. Of note is the sumptuous central courtyard with superb pergola and decked area, which provides shelter when the sun is at its strongest. The rear garden is primarily laid to lawn with some flower beds.

Directions (Postcode RH12 3PS)

From Horsham take the A281 heading west towards Guildford. At Rowhook join the A29 heading north. After approximately ½ mile the property is located on the left.

Services

Mains electric and water. Oil fired central heating. Private drainage.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local authority

Horsham District Council. Telephone 01403 215100.

