



Thatched Barn East Street, Rusper

Guide Price £1,195,000

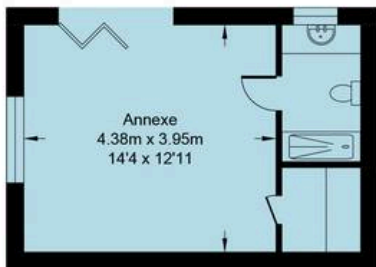
Thatched Barn East Street

Rusper, Horsham

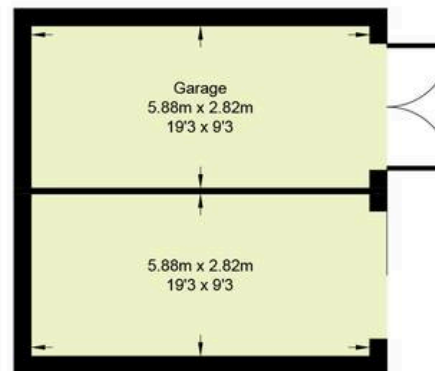
This beautifully presented and sympathetically restored detached thatched barn offers a superb blend of living and bedroom space arranged over two floors along with several outbuildings and is situated in the heart of Rusper Village offering access to nearby countryside, Horsham town Centre and it's local amenities, a selection of well regarded local schools and countryside pubs and restaurants. Thatched Barn is also ideally located for nearby Gatwick Airport and commuter routes to the Capital including Littlehaven and Three Bridges mainline train stations.

To the ground floor; there is a superb blend of open-plan living space which incorporates a modern, but classically styled kitchen which has a range of wall and base cabinets as well as a freestanding Aga, there is a further double oven and an induction hob with an extractor hood, there is a sit up breakfast bar space along with a stone floor leading through to the dining and sitting room areas. The dining area is ideal for social occasions and has double door stepping directly out onto the rear terrace and leads through to the main sitting space which has bifold doors opening out to the rear aspect where there are fine views over the rear gardens. Also of note to the ground floor is useful storage space and a cloakroom with a WC and Wash Hand Basin.

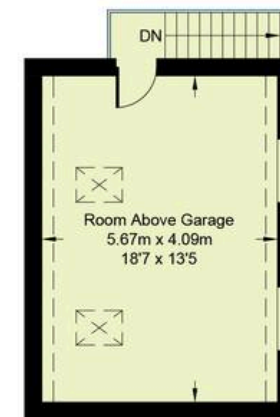




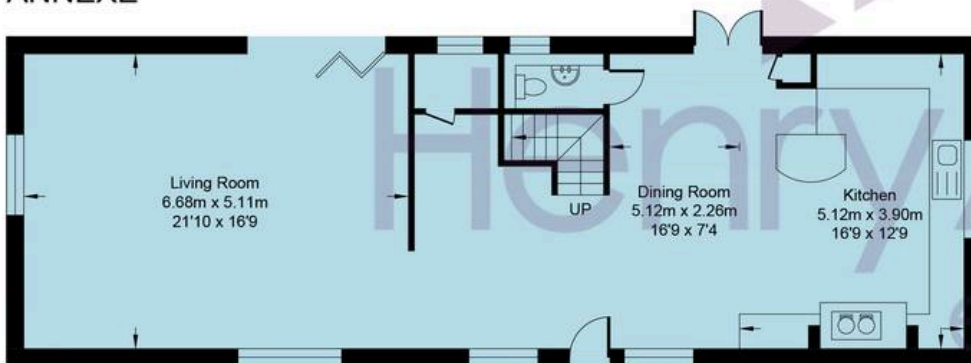
ANNEXE



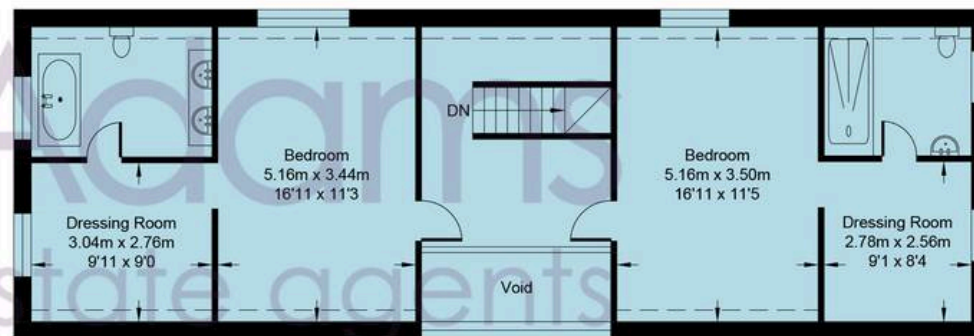
GARAGE



ROOM ABOVE
GARAGE



GROUND FLOOR



FIRST FLOOR



East Street

Approximate Area = 1751.0 sq ft / 162.7 sq m

Annex = 248 sq ft / 23.0 sq m

Garage = 612 sq ft / 56.9 sq m

Total = 2611 sq ft / 242.6 sq m

For identification only - not to scale





The first floor is accessed via a turning timber staircase which leads to a stunning galleried landing. There is a versatile arrangement of bedrooms and bathrooms; both double bedrooms enjoy aspects to the rear of the property and have accompanying dressing rooms which could be utilised as further bedroom areas. There are two bathrooms; both of which are superbly finished with a contemporary but classic style.

The property is approached via a private entrance with electrically operated double gates, this leads through to an large block paved driveway with ample parking for several vehicles leading to the car barn which has an open bay and separate closed bay garage. Above the car barn, accessed via external stairs is a bonus room which is ideal as a studio/work from home office. There is a large expanse of level lawn to the front property which leads into stoned pathways leading to the rear of the property. The rear garden is a real feature and has a sunken lawn/terrace which is ideal for enjoying afternoon and evening sun and makes a perfect social space with ample areas for dining and entertaining within the summer months. There is a further patio terrace area which leads to a further raised lawn which is flanked with beds which are well stocked with mature shrubs and planting. A detached outbuilding/garden studio has bi-fold doors opening onto a further patio terrace, this features a generous space, a working bathroom as well as a utility space making it ideal for many uses as well as a work from home office/studio space.

Council Tax band: TBD

Tenure: Freehold







Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

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.