



Mill House Brooks Green Road, Coolham

Guide Price £930,000

Mill House Brooks Green Road

Coolham, Horsham

A beautiful property originally built around 1890 but sensitively extended to a high standard. The property offers a warm welcome from the moment you enter and will see the original ovens from when the property was originally the village bakery. Now the property offers a welcoming entrance hall with Horsham stone flooring extending through to the dining hall. There is also a large inglenook fireplace with original ovens providing characterful storage. The dining room separates the two main reception rooms, the larger of these rooms features a Scandinavian log burner and wooden floor giving a lovely characterful feel to the property.

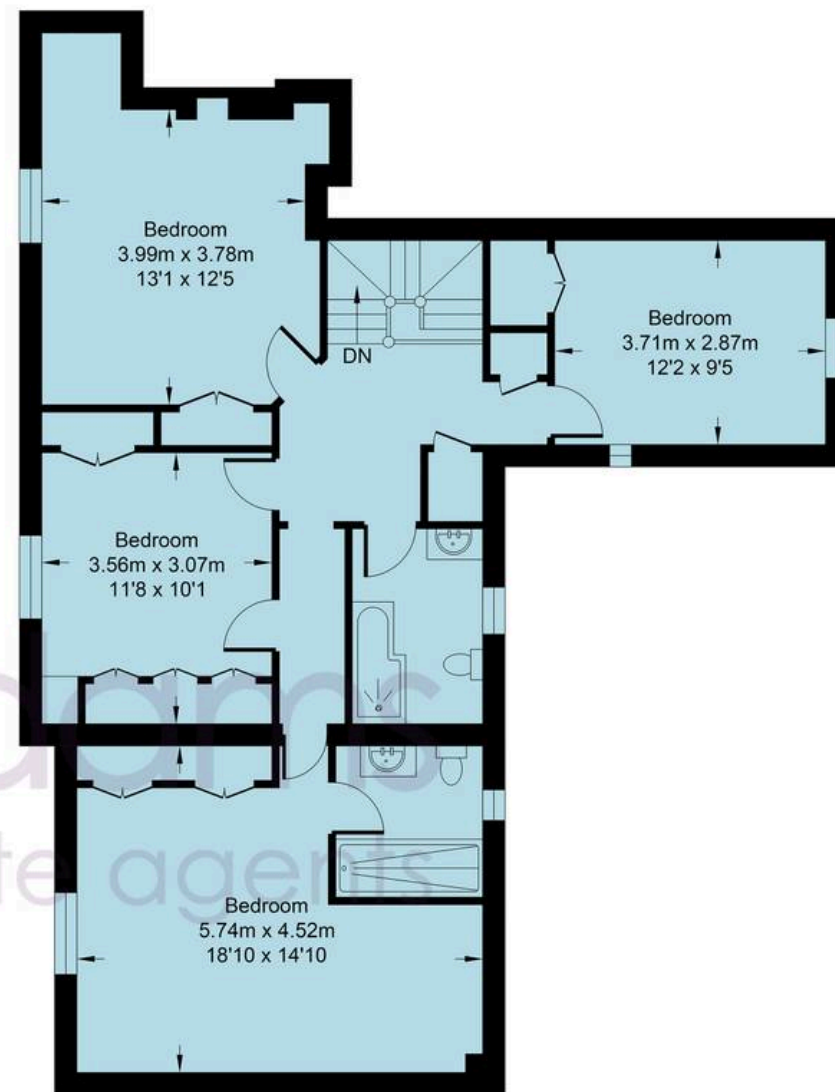
There is a modern cloakroom downstairs as well as high quality kitchen with AGA and oak vaulted ceilings in the kitchen and the garden room which allows plenty of natural light into the property with its glass roof and bifold doors out to the stunning garden.

Upstairs the property continues to impress with four bedrooms and high quality family bathroom. The main bedroom offers a relaxing feel being dual aspect and also benefits from fitted wardrobes and en-suite with walk in shower. Bedroom three enjoys beautiful far reaching views over the garden and beyond into the fields behind the property. Bedroom two boasts plenty of character with a feature fireplace.





GROUND FLOOR



FIRST FLOOR

Brooks Green Road

Approximate Area = 2299 sq ft / 213.6 sq m

Total = 2299 sq ft / 213.6 sq m

For identification only - not to scale





Outside the property is approached over a charming path through the front garden with driveway to the right offering parking for up to three cars. There is also an extra parking space to the front of the property. To the side is a gated area perfect to put the bins and give access straight to the garden. The rear garden is absolutely stunning with many different areas to enjoy different times of the day and year. Sunsets will be especially enjoyable in this West facing garden. There are also a number of sheds and greenhouse and space for chickens if needed.

- Charming Period Property
- Four Bedrooms
- Four Reception Rooms
- Two Bathrooms
- Off Road Parking
- Stunning Rear Garden
- Backing on to Fields
- Situated in a Popular Village Location
- Access to Horsham and Storrington

Coolham is a highly popular village located in-between Horsham and Storrington. There is a popular pub as a highly regarded primary school. Coolham also has good transport links provided by the A272 and A24 to Horsham and to the coast. The nearest train station to the property is Billingshurst providing links to London Victoria.

Council Tax band: G

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







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.