



Holbrook Park, Old Holbrook, Horsham

Guide Price £1,600,000

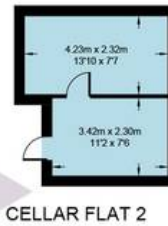
Holbrook Park, Old Holbrook,

Horsham, West Sussex

This substantial Mansion House conversion provides an opportunity for a magnificent family home and is set in a unique position to the North of Horsham, it is currently configured as two separate Grade II listed apartments with an adjoining staircase and has the benefit of being set within beautiful grounds and gardens of 2.9 acres (approx..). Holbrook Park offers access to nearby countryside, Horsham town centre, Littlehaven mainline train station, a selection of well regarded local schools and local pubs and restaurants.

There is the opportunity to reside as one generous family home with the living and bedroom space connected by the internal staircase, the main access is through a grand reception hallway, which sets the scene with a magnificent ceiling height and a herringbone parquet floor running through. The reception Hallway leads into the main living room/drawing room which has several sets of full height opening doors opening onto the well-kept gardens, there is much retained character with the full height working shutters. The character and feeling of space continues over the ground floor with bedroom and living place including the main bedroom suite with a full ensuite bathroom. There is a second bedroom suite as well as an opportunity for a study or further bedroom, there is also a family bathroom along with a utility room and a fully functioning kitchen with a quality arrangement of wall and base cabinets and integrated appliances.





Holbrook Park

Approximate Area = 5933 sq ft / 551.2 sq m

Cellar = 2082 sq ft / 193.4 sq m

Total = 8015 sq ft / 744.6 sq m

For identification only - not to scale





The first-floor apartment is either accessed by the internal staircase or it can be used as an independent dwelling accessed by the separate entrance and hallway, the continuation of this significant family home offers a duplex apartment that is arranged over two floors and upon entrance you are greeted with a superb feeling of light and airiness due to the sky-lantern window, it has extensive living and bedroom space with large, light and airy well proportioned rooms that enjoy stunning elevated views over the mature and well kept gardens and countryside. In total there are four bedrooms, three bathrooms and a working kitchen, there is also a staircase leading to the second floor and two further loft rooms which offers access to the roof terrace.

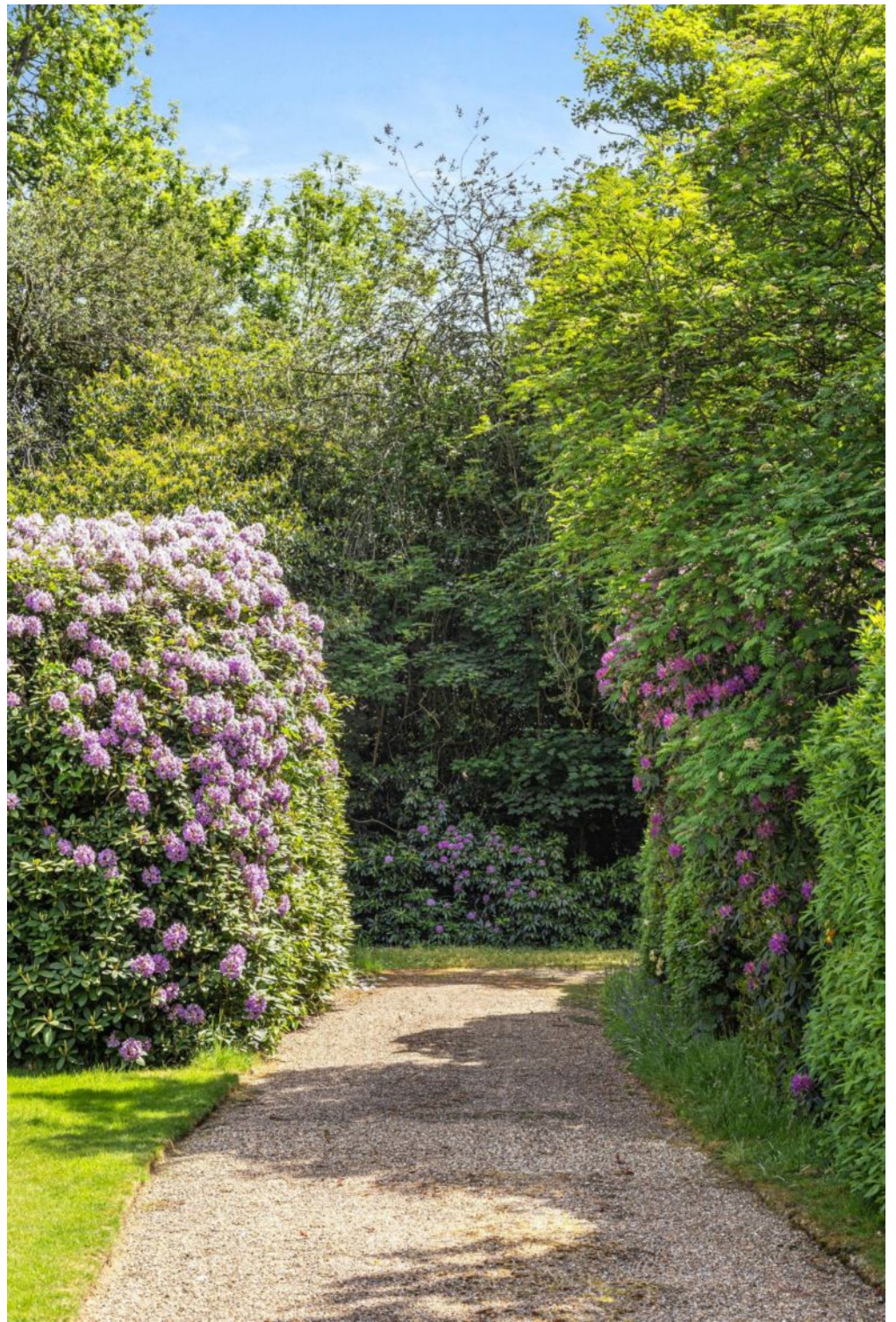
Holbrook Park is accessed via a sweeping gravel driveway which provides parking and access for other residents, the private gardens adjacent and specific to the property are superbly landscaped and offer large expanses of well kept lawns as well as sweeping vistas and a selection of mature trees, exotic shrubbery and generous planting, there is also a detached double garage and in total there is a plot size of 3.3 acres (approx..). A patio terrace area is sighted on the south elevation of the property which provides the ideal place for outdoor dining and entertaining within the summer months and as well as a place to enjoy stunning views over the adjoining gardens and countryside beyond.

929 years remaining on the lease, annual ground rent £44.

Council Tax band: G

Tenure: Leasehold







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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.