



## Willow Barn, Rookcross Lane, West Grinstead, Horsham

Guide Price £825,000



# Willow Barn Rookcross Lane

West Grinstead, Horsham, RH13 8LL

Offered with No-Ongoing Chain; This stunning and well presented barn conversion is situated in a semi-rural position and offers superb degrees of privacy and seclusion. It has access to nearby countryside including the Knepp Country Estate, the Downs Link trail, nearby Horsham town Centre, a selection of well regarded country pubs and restaurants, and commuter routes to Brighton and the Capital. Willow Barn has a well thought out blend of living and bedroom space arranged over two floors and also benefits from a generous plot along with a triple bay car barn/garage with ample driveway parking.

To the ground floor; the reception hallway welcomes you and leads into the well proportioned triple aspect sitting room which features rustic beams and exposed brickwork, there is ample space for a sitting and dining room set up which is ideal for social occasions. The kitchen/breakfast/family room is a further sociable hub and features a stylishly designed kitchen which features curved cabinetry, stonework surfaces and an alcove with space for a range style cooker and an integrated extractor fan, there is also a preparation island which doubles up as a sit-up breakfast bar, a tiled floor runs through and the double aspect provides a light and airy feel throughout. Further space to the ground floor continues with a superb utility/boot room - ideal for country living, a downstairs bathroom and a bedroom which is an ideal place for guests or family.





## Rookcross Lane

Approximate Area = 1687 sq ft / 156.7 sq m  
 Outbuilding Area = 535 sq ft / 49.7 sq m  
 Total = 2222 sq ft / 206.4 sq m  
 For identification only - not to scale











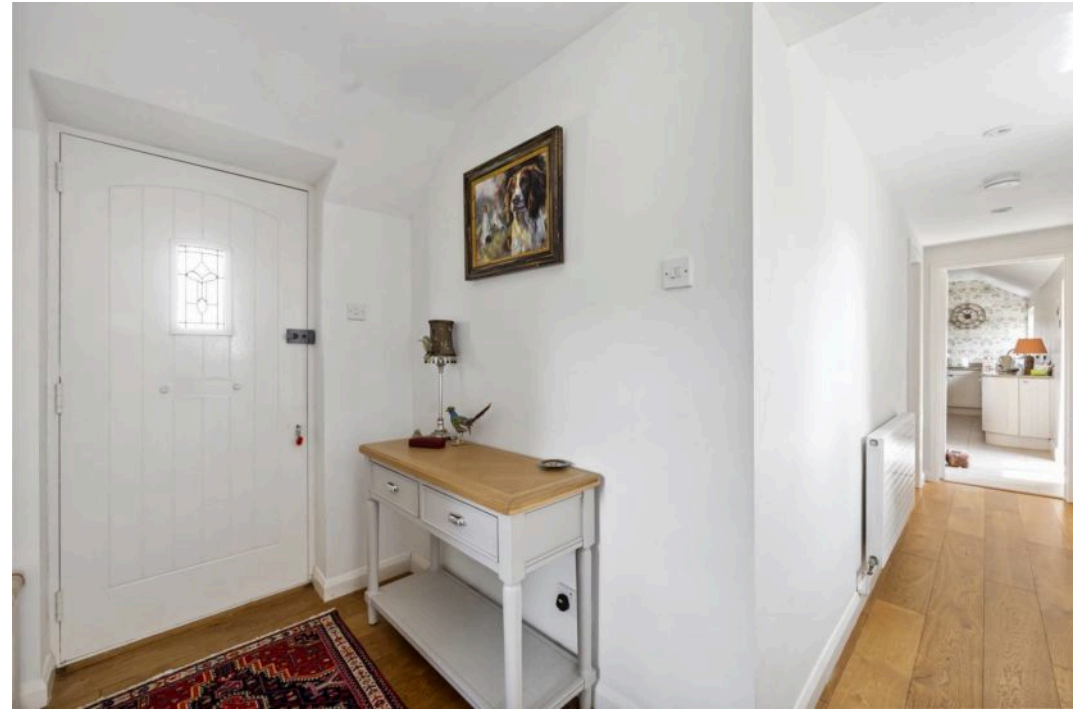
The turning staircase leads to the main bedroom suite which enjoys elevated views over the adjoining countryside and has fitted wardrobe space, there is an adjoining luxury ensuite bathroom with stylish tiling, a large walk-in shower, separate bath, low-level WC and a wash hand basin all complimented with quality chrome fittings. there is a further bedroom of decent proportions which enjoys views to the rear of the property. The property is approached via a timber five bar gate opening onto a gravel driveway which provides space for several vehicles, this leads to the detached garage which has a open double barn along with a further closed section garage/workshop. The garden features areas of level lawns and paved steps, at the rear of the garage is a useful working area including a greenhouse. At the rear of the property is a paved landscaped courtyard terrace which is ideal for relaxation and outdoor dining within the summer months, there are raised beds which are filled with an attractive selection of floral, colourful and architectural shrubs and perennial plants. There is also a timber built garden room/studio which could be ideal as a work from home office.

Council Band: G Tenure: Freehold EPC Rating: D

- **Converted Barn in idyllic Semi-Rural Position. No Chain**
- **Three bedrooms, Two Bathrooms.**
- **Triple aspect Sitting Room with Character Features**
- **Modern and Contemporary Kitchen/Dining room.**
- **Exceptionally Well Presented Throughout**
- **Triple Car Barn/Garage, Large Gravel Driveway.**
- **Attractively Landscaped Gardens**
- **Garden Room/Studio – Work from Home Office.**
- **Views over Surrounding Countryside.**
- **Access to nearby Knepp Country Estate**











## Henry Adams – Horsham

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