



The Old Barn Sedgwick Park, Horsham

Guide Price £1,195,000

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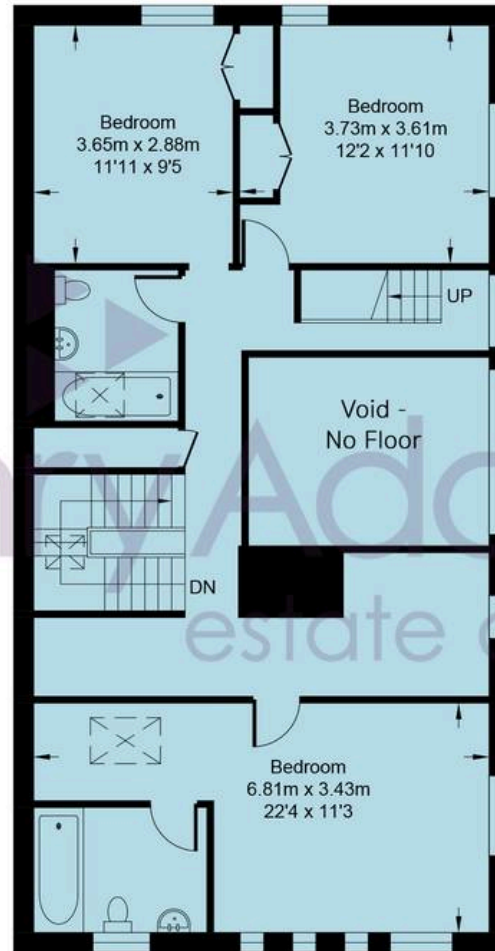
Horsham.

Situated in an idyllic location is this stunning four bedroom barn conversion. If you are looking for a peaceful retreat yet within 4 miles of Horsham this is the perfect location. The property itself offers as you would expect many characterful and charming qualities of a barn conversion such as a vaulted ceiling in the central living room. The whole of the downstairs has a beautiful limestone flooring with underfloor heating. The accommodation comprises a spacious open plan downstairs with kitchen presented to a classic high standard with bespoke oak fitted kitchen with space for a range cooker and a separate utility room with split barn style door leading outside and separate W.C, The dining area and living room are split by a central fireplace providing a wonderful ambient feature between the living room and dining area. The living room offers double doors opening out to the fantastic views from the back of the property. There is a gorgeous oak stair case leading up to the first floor leading to the principle bedroom at one end of the barn which again benefits from the views to the back and includes an ensuite bathroom room and vaulted ceiling. There is also a built in wardrobe. There are two further bedrooms on this floor from walking across the gallery landing providing lovely light accommodation and viewing to the ground floor. There is also the family bathroom. On the third floor is a further bedroom

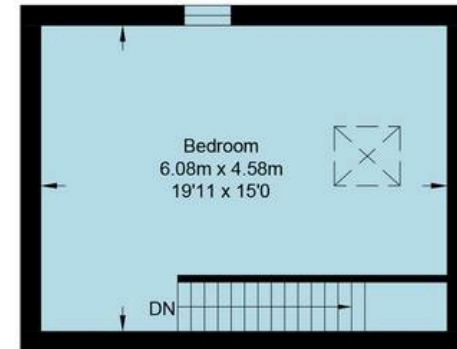




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Sedgwick Park

Approximate Area = 2307 sq ft / 214.3 sq m
Total = 2307 sq ft / 214.3 sq m

For identification only - not to scale





Outside this property really does continue to impress with gorgeous views from the large patio with outdoor gazebo and seating area lead out to the gardens which lead out in a South-East and then turn to the right. There are various areas in the garden and the property includes a Summerhouse and greenhouse and it offers a great amount of privacy. The property offers parking for three cars.

- Converted Barn
- Four Bathrooms
- Two Bathrooms
- Arranged Over Three Floors
- Stunning Views
- Southerly Facing Garden
- Open Plan Living
- Access to Horsham Town Centre

Sedgwick Park is approximately three miles south of Horsham town centre, with its comprehensive range of shopping and recreational facilities. The area is surrounded by miles of open countryside including St Leonard's Forest an area of outstanding natural beauty providing excellent countryside for walking and riding. The highly regarded Mannings Heath Golf Club is within approximately four miles. The A281 London to Brighton Road connects with the A24 and M23 linking with the M25 and the complete motorway network providing easy access to Gatwick International Airport. The village of Nuthurst which includes a pub and local shop as well as a well regarded Primary School is within a 4 mile drive but there are walks from the property to the village. For prep schools Handcross Park, Hurstpierpoint, Worth, Brighton College and Ardingly College are all within a comfortable distance. For the commuter there are good rail links to London via Horsham and Haywards Heath.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C







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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.