



GRAYLANDS
MANOR

H O R S H A M

Exceptional Apartments

Tucked away in a semi-rural setting with incredible views across the surrounding Sussex countryside, is this exquisite selection of luxury, one and two bedroom apartments.

Part of the historic former country estate of Graylands, the residence has been sympathetically converted to provide a selection of unique apartments, with many embracing the character and charming features that have been lovingly restored from the original building.

Carefully crafted from the inside out, Graylands Manor simply radiates a feeling of refined luxury with a premium, timeless design. Residents will also have exclusive access to a shared, maintained garden, overlooking the breathtaking South Downs.



An unrivalled design

Each apartment at Graylands Manor embraces maximum natural light and space throughout, from spa-like bathrooms, bespoke kitchens with beautiful quartz worktops, and hotel-inspired fixtures. The stunning interior specification rivals the simply exceptional views that select apartments benefit from, sweeping across the communal gardens and beyond to the South Downs.

In select apartments, you'll find lovingly restored original features including exposed brick, open fireplaces and bay windows. Stained glass windows, ornate pillars and feature metal work to the banisters are features throughout the communal areas, all of which adds to the charm found here at Graylands Manor.





Specification

Each of the apartments at Graylands Manor feature a well-thought out design that embraces the character retained within the original building. There is a timeless finish throughout, with desirable features that include wood effect flooring, a charming shaker kitchen with all integrated appliances and quartz worktops, and gorgeous, traditional bathrooms.

kitchen

Shaker style kitchen cabinets in Pebble shade
Bespoke Silestone Eternal Calcatta Gold Quartz Worktop
75mm Quartz upstand with hob splash back
Brushed Brass effect handles
Undermount stainless steel sink
Brushed brass swan neck mixer tap
Oven
Induction hob
Integrated fridge/freezer
Integrated dishwasher (ex. Plot 4, slimline to select plots)
Integrated washer/dryer
Canopy extractor fan

bathrooms

Bermuda Chalk White Vanity with curved counter top basin
Lancaster Traditional chrome tall basin mixer tap
Park Lane Traditional Thermostatic mixer shower
Bath with Shower over (Plots 3 - 10)
Walk-in shower (Plots 1 & 2)
Heated towel rail
Capella Gold Marble Effect floor tiles
Lisbon White Brick Wall tiles (around bath/shower, and half tiled to vanity wall)
Dorma Henstone bathroom wall light (ex. Plot 9)
Large wall mirror (illuminated mirror to Plot 9)

flooring

Wood effect flooring
Premium carpet in 9822 Plain Silver shade

general

Feature hotel-style wall lights to bedrooms (Plots 3, 4, 8 & 9)
Mains drainage
BT Fibre connection installed
Ogee white feature skirting board
Ogee white feature architrave
4 panel white internal doors
Nickel door handles
Digital Aloe electric radiators
Bluetooth thermostat

external

Allocated parking space
Communal gardens (residents only)
Communal permanent BBQ stand (residents only)
Communal bike storage

original features

Where possible, original features including fireplaces and stained glass windows have been retained in select apartments. Exact features vary by plot - further information can be supplied upon request

All homes have the benefit of a 10 year new home warranty

*Specification above should be treated as a guidance, and is subject to change

Nestled within semi-rural Horsham

Graylands Manor boasts an unrivalled location, nestled within a semi-rural setting and overlooking the simply spectacular South Downs.

An array of footpaths and bridle ways are on your doorstep for those who love to explore the great outdoors.

Despite Graylands Manor's secluded location, you'll find Horsham's thriving town centre just a 10 minute drive away, ensuring a vast variety of amenities within easy reach.

Horsham is renowned for its selection of restaurants, pubs and cafes, and hosts a popular market twice a week showcasing the very best in local produce and food.

Warnham station is just a 17 minute walk away, offering a regular service into London Victoria (with a change at Horsham). Horsham mainline train station is approximately a 10 minute drive away.

Within the Graylands Estate itself, you'll find Max's American Diner - a former chapel which now offers a selection of wonderful food and drink between 11am to 4pm, Tuesday – Sunday.

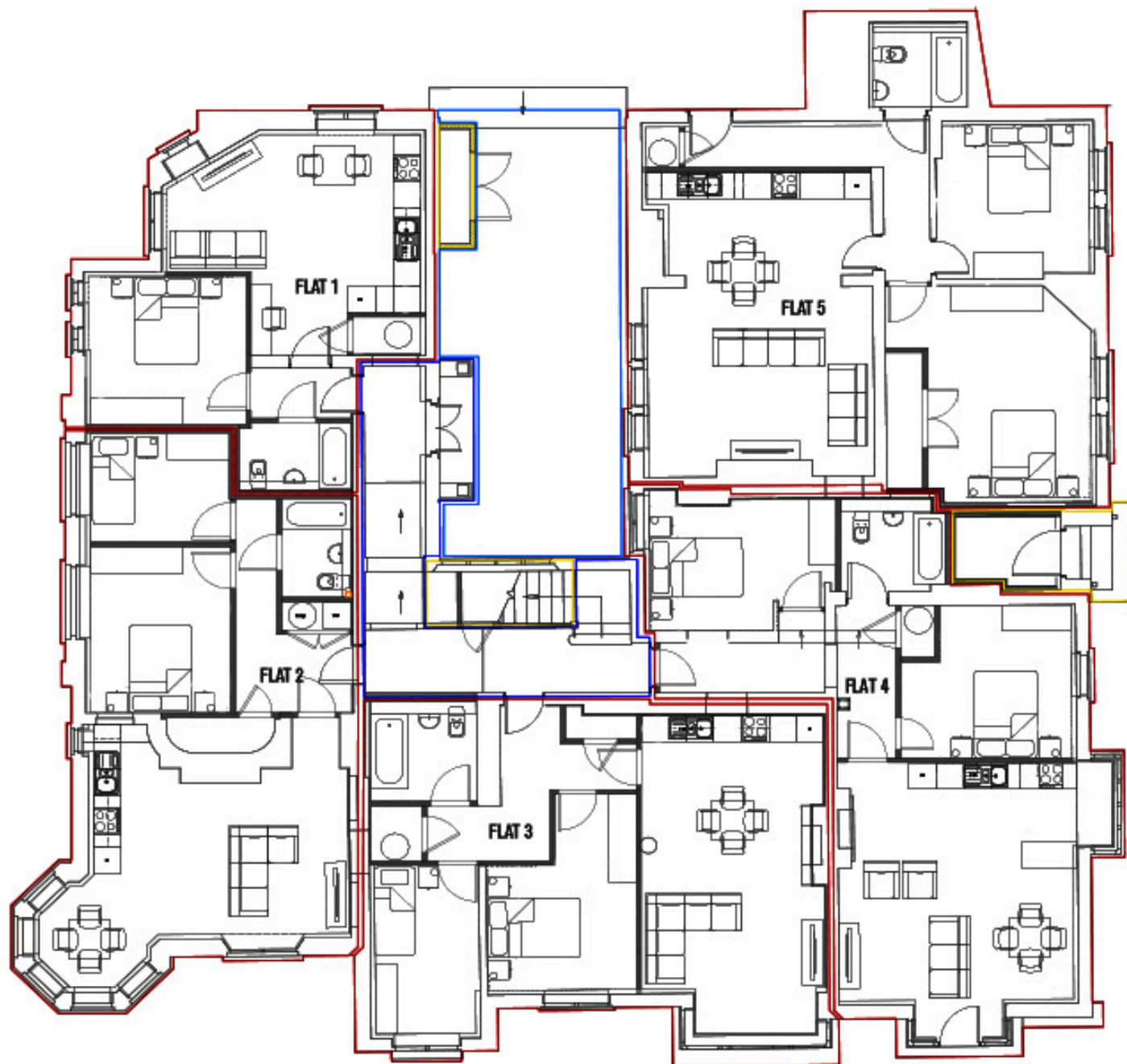
The Sussex Oak public house, well regarded by locals is just 1.7miles away in Warnham.

Slinfold Golf and Country Club is one of Sussex's most prolific country clubs, with a selection of leisure, exercise and spa facilities just a 20 minute drive from Graylands Manor.



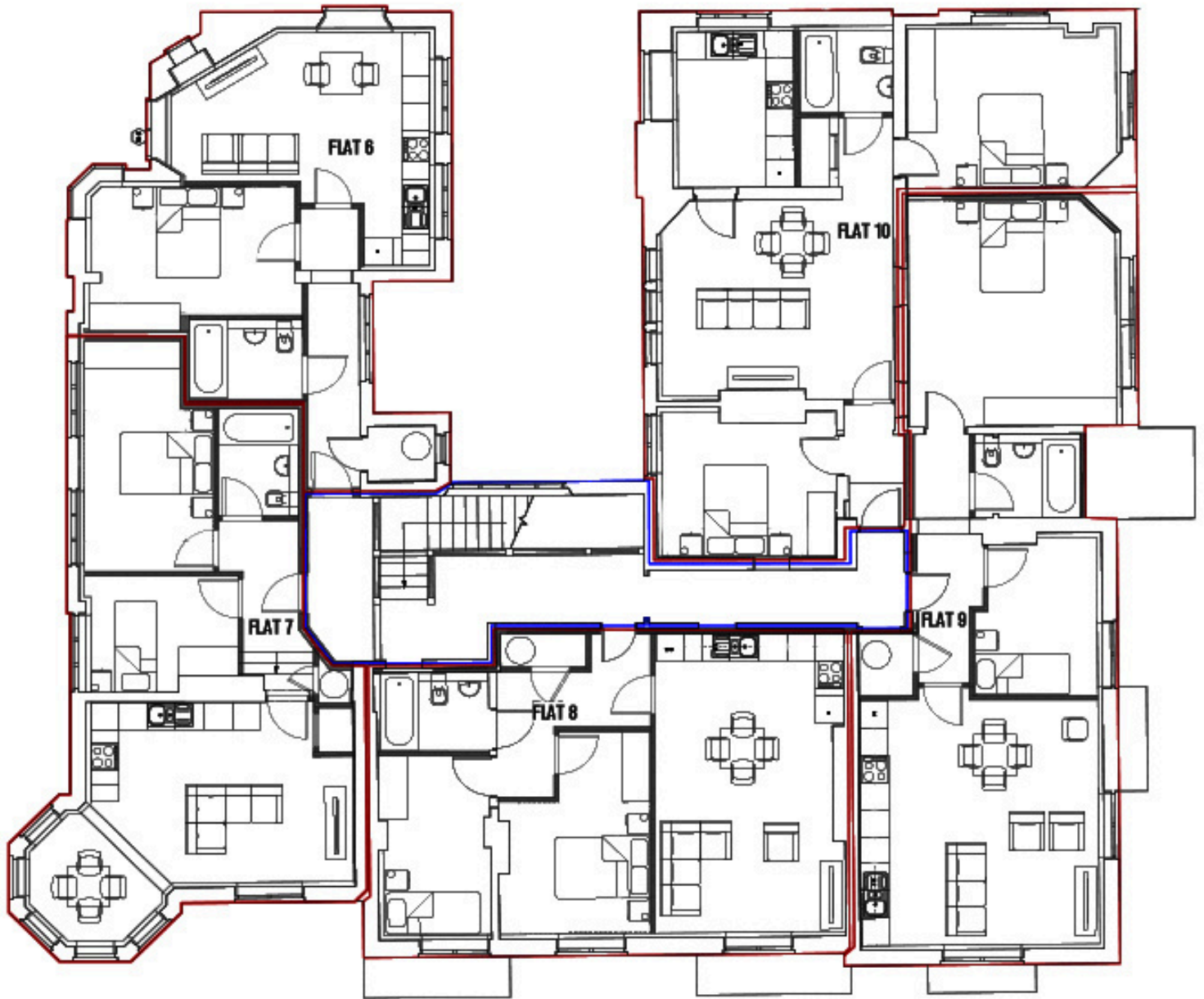


Ground Floor





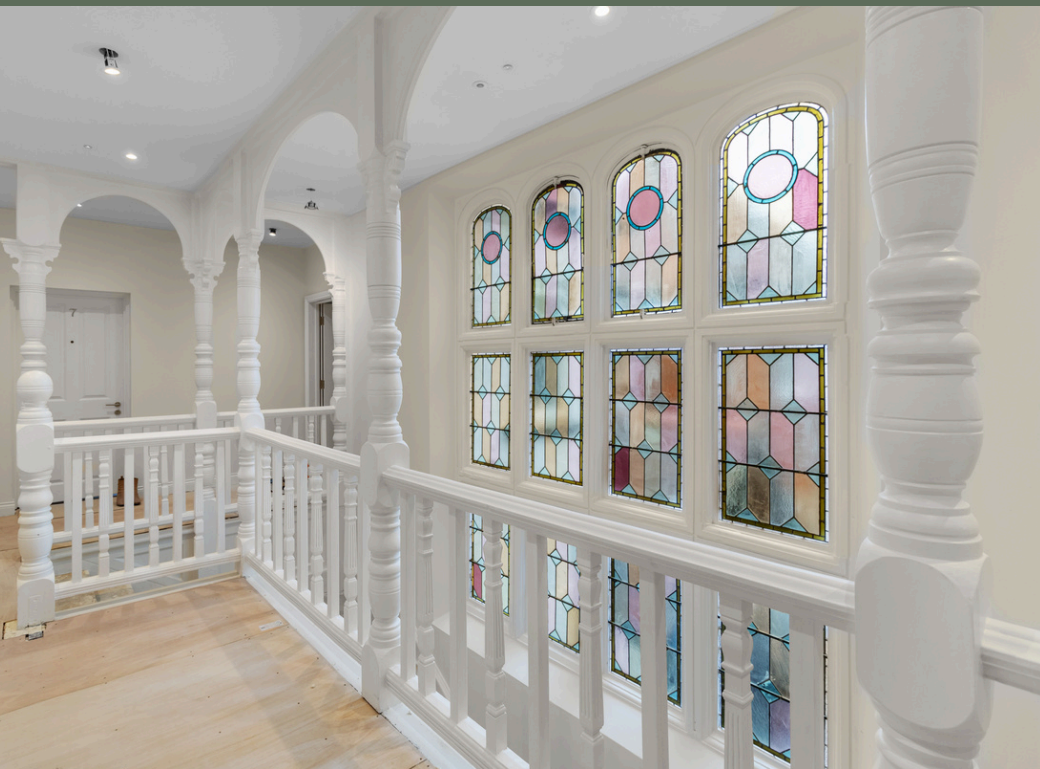
First Floor



Service Charge - approx. £3.40/sqf

Lease - 999 years from 2018

Ground Rent - £40pa





Graylands Manor, Graylands Estate, Langhurstwood Road, RH12 4QD

Marketed by  **Henry Adams**
new homes

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