



ROWHOOK, WEST SUSSEX

THIS RECENTLY MODERNISED DETACHED FAMILY HOME HAS A FANTASTIC OPEN PLAN LIVING SPACE. WITH 5 BEDROOMS, 5 BATHROOMS, 4 DRESSING ROOMS AND STUDY, ALONG WITH A LARGE GARDEN, GARAGES, CAR PORT AND A BARN; ALL WITHIN 15 MINUTES' DRIVE OF HORSHAM.

PROPERTY FEATURES

HOUSE

- 5 BEDROOMS, 5 BATHROOMS, INCLUDING A LUXURIOUS UPSTAIRS MASTER SUITE WITH SKYLIGHTS AND A CIRCULAR WINDOW.
- SPACIOUS OPEN-PLAN KITCHEN/DINING/LIVING AREA WITH WOOD BURNER, LARGE ISLAND, AND ZONED SPACES FOR FUNCTIONALITY.
- UTILITY ENTRANCE WITH WC/SHOWER, INTERNAL OFFICE, AND GENEROUS STORAGE INCLUDING EAVES SPACE.
- RECENTLY MODERNISED WITH CHARACTER FEATURES



THE AREA

- LOCATED IN PEACEFUL ROWHOOK HAMLET, 5 MINS TO HORSHAM AND CRANLEIGH, WITH FOOTPATHS AND THE CHEQUERS PUB NEARBY.
- EXCELLENT ROAD/RAIL LINKS VIA A29, A24, M23, AND HORSHAM STATION TO LONDON AND GATWICK.
- ACCESS TO QUALITY SCHOOLS (MAINSTREAM & INDEPENDENT) WITH NEARBY SCHOOL BUS PICK-UP POINT.

OUTSIDE

- 0.7-ACRE PRIVATE, WRAPAROUND GARDEN WITH LAWN, MATURE TREES, AND SPACE FOR CHICKENS, GREENHOUSE, AND SHEDS.
- TWO SINGLE GARAGES, WOODEN DOUBLE CAR PORT, AND A PERIOD BARN WITH CONVERSION POTENTIAL (OFFICE/ANNEX).





Old Chequers Barn, RH12

Approximate Gross Internal Area = 290.8 sq m / 3131 sq ft

Approximate Garage Internal Area = 20.6 sq m / 222 sq ft

Approximate Barn Internal Area = 54 sq m / 582 sq ft

Approximate Total Internal Area = 365.5 sq m / 3935 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	61	76
	EU Directive 2002/91/EC	

COUNCIL TAX BAND: G

COUNCIL: HORSHAM DISTRICT

COUNCIL

SERVICES: OIL FIRED HEATING,

PRIVATE SEWERAGE

TENURE: FREEHOLD

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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