



Cowfold Road, West Grinstead, West Sussex, RH13 8JP



woodlands



Offering a unique characterful setting surrounded by glorious Sussex countryside, this beautiful Grade II listed 2-bedroom barn conversion forms part of the stabling of what was previously the National Stud from the end of the Second World War through to the 1970's. The estate was redeveloped in 2002 with time and attention spent in creating exclusive accommodation using the old stables, barns and ancillary buildings, all accessed by a gated tree-lined private road and beautifully maintained communal grounds.

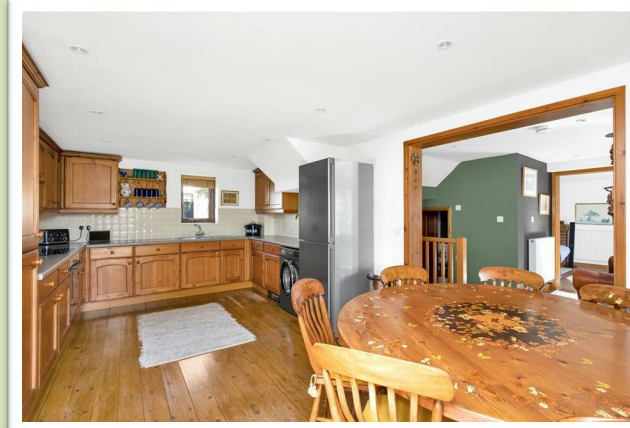
The location simply can't be beaten offering a balance of countryside living with gorgeous walks right on your doorstep, and the convenience of being just a short drive from the vibrant and historic market town of Horsham with its excellent range of independent shops, major high street retailers, bars and restaurants and amenities that make this area such a desirable spot.

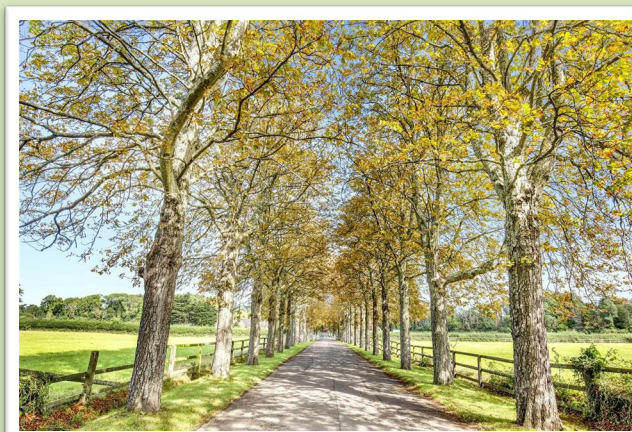
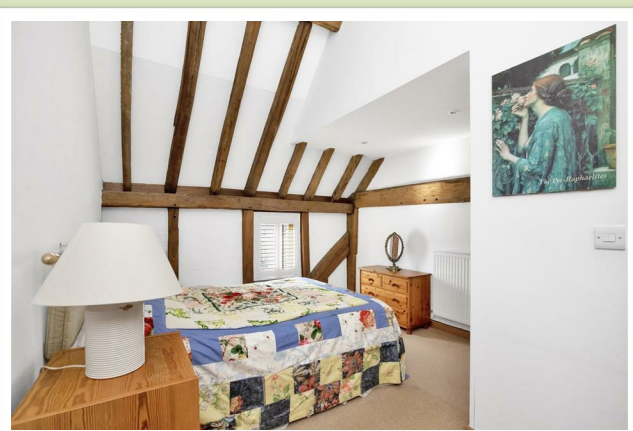
From the front door you immediately get a sense of the character and space that the property offers - look up and you'll notice the striking mezzanine level and full vaulted ceiling, with exposed timber walls that are synonymous with Sussex barns and accessed by a turned wooden staircase.

Leading from the entrance hallway is a guest cloakroom and attractive snug area with room for a sofa or a pair of armchairs. The living room is a wonderful space with dual aspects and glazed wooden frames doors leading out to the patio and private garden beyond. The kitchen/dining room also has direct access to the back garden with the kitchen having a good range of quality base and wall units, integrated oven, hob and dishwasher as well as space for additional freestanding appliances.

The mezzanine area is currently used as a study area but could equally serve as an additional sitting room or guest accommodation. There are two spacious double bedrooms, both with fitted wardrobes or cupboards, with the principal bedroom having an en-suite shower and the second double benefiting from an en-suite bathroom.

The rear garden is a calm space, distinctly private with mature borders and a delightful area of lawn, to the rear is a pergola offering a shaded area and cover when accessing the semi-detached garage. Beyond the garage is allocated parking for up to two vehicles.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

CLOAKROOM

SNUG AREA

LIVING ROOM 10'01" x 20'06" (3.07m x 6.25m)

KITCHEN/DINING ROOM 11'02" x 19'0" (3.40m x 5.79m)

FIRST FLOOR

LANDING

BEDROOM 12'04" x 13'11" (3.76m x 4.24m)

EN-SUITE SHOWER ROOM

BEDROOM 10'04" x 14'03" (3.15m x 4.34m)

EN-SUITE BATHROOM

STUDY/LANDING

OUTSIDE

REAR GARDEN

GARAGE

ALLOCATED PARKING FOR UP TO 2 VEHICLES



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Approx. Gross Internal Floor Area
1314 sq. ft / 122.12 sq. m
(Excluding Garage)

Ground Floor
 Approximate Floor Area
 657 sq. ft
 (61.06 sq. m)

First Floor
 Approximate Floor Area
 657 sq. ft
 (61.06 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show
Produced by Home Focus Studio LTD

ESTATE CHARGE: Each property contributes £70.84 per month. This is managed by the Old Sussex Stud residents / management team and covers the cost of communal grass cutting, treatment tank maintenance and road repair.

DIRECTIONS: Proceed out of Horsham along the Worthing Road (B2237). At the Hopoast roundabout turn left onto the A24. At the next roundabout go straight ahead. Follow the A24 to the Buck Barn traffic lights. Turn left onto Cowfold Road (A272). Take the first turning on the right.

COUNCIL TAX: Band E.

EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.