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Croydon Barn Lane, Horne

Offers In The Region Of £1,350,000



Hunters are delighted to present this handsome detached farm house, complete with equestrian facilities and approximately 15.5 acres of land. Situated in a secluded spot and surrounded by countryside, this beautiful four bedroom property is being sold with no onward chain and is available to view by appointment.

A lawned front garden, with mature tree screening, gives good separation between the house and the road and a sweeping driveway leads to this impressive Queen Anne style property.

Entering through the front door a wide and welcoming hallway awaits and to the right is a sumptuous living room, over 6 meters in length, featuring a fireplace with a wood burner and patio doors to the rear garden. Across the hallway is a WC/cloakroom along with a fabulous and recently refitted kitchen with granite worktops, a central island/breakfast bar and an abundance of integrated appliances and storage solutions.

One end of the kitchen opens into a light filled dining/family room, with great views over the rear garden beyond. This is the perfect multifunctional space for modern day living. Back across the kitchen is a more functional space in the shape of an all important utility room with internal access to the double garage.

An impressive staircase leads to the first floor level and a generous landing/hallway. Four double bedrooms await, the largest of which comes complete with it's own en-suite shower room, whilst a family bathroom services the others.

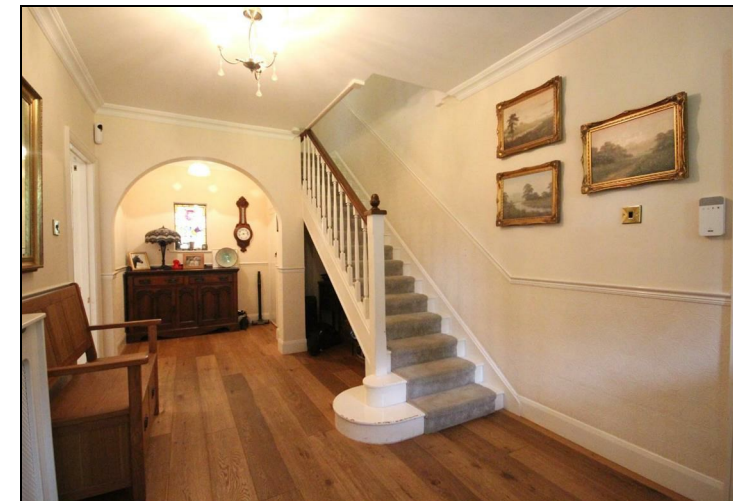
Externally to the rear is a wonderful private garden, mostly laid to lawn but with a patio area to enjoy alfresco dining and entertaining, whilst mature trees and planting provide a good deal of privacy. To the rear of the garden are two stable blocks with vehicular access and beyond that a mixture of paddocks and fields which make up the bulk of the acreage on offer.

Other external buildings, most with power, include a large timber building, summerhouse and shed, providing potential options for office or studio use



KEY FEATURES

- FOUR BEDROOM DETACHED
 - 15.5 ACRES OF LAND
 - STUNNING KITCHEN
- DINING ROOM WITH VIEWS
 - LARGE LIVING ROOM
- GRAND ENTRANCE HALL
 - FABULOUS GARDEN
 - STABLES
 - DOUBLE GARAGE
 - NO CHAIN







GROUND FLOOR
1381 sq.ft. (128.3 sq.m.) approx.

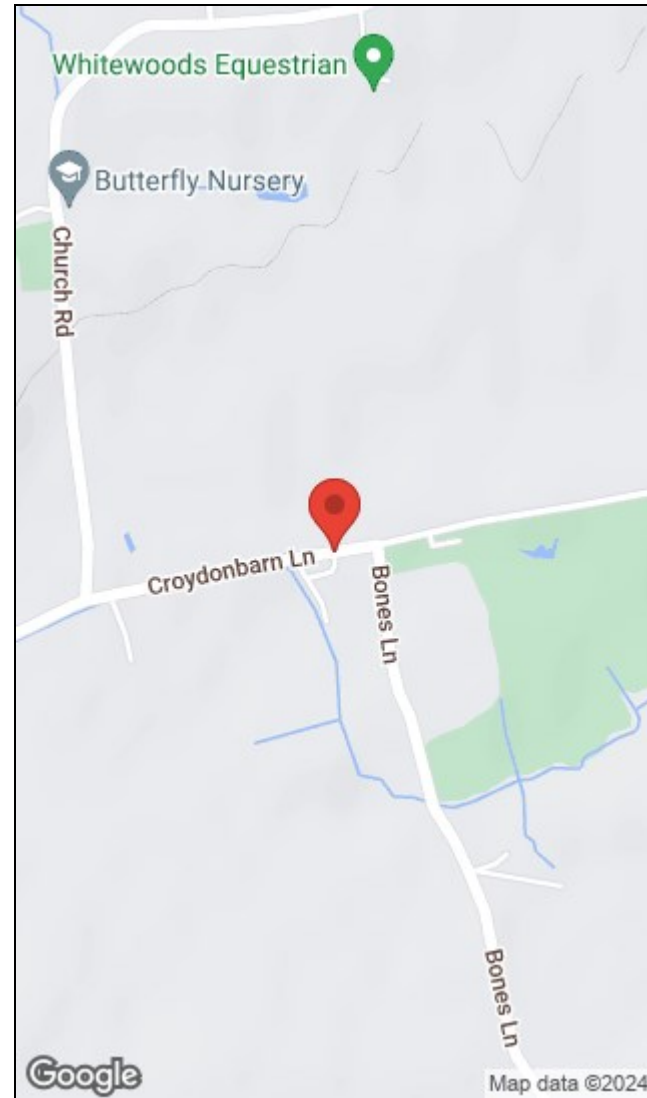


1ST FLOOR
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA: 2281 sq.ft. (211.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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