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Denne View

Kerves Lane, Horsham, West Sussex, RH13 6ET

Offers Over £1,995,000 Freehold

COURTNEY GREEN

Est. 1988

Estate Agent • Letting Agent • Managing Agent

Denne View, Kerves Lane, Horsham, West Sussex, RH13 6ET

A truly exceptional, individually designed family home located in a semi-rural yet accessible position on one of Horsham's most prestigious and sought after residential roads. The property lies just under a mile from the town centre, yet benefits from unspoilt southerly views of the Sussex countryside with Denne Hill as the backdrop. As such, “Denne View” offers a rare combination between the appeal of rural living, and the convenience of such a well-connected location.

Originally a single-storey home, the property has been completely transformed into a substantial and highly versatile family home, with accommodation arranged over three floors and finished to an incredible standard throughout. Upon entering the home, an impressive entrance hall with herringbone block flooring opens through double doors which perfectly frame the outstanding southerly views beyond, while the rear of the house opens beautifully via almost 5m of folding doors from the open-plan kitchen, seamlessly connecting the interior with the garden. This open plan room spans nearly the entire width of the home with a snug, large dining space, and bespoke in-frame farmhouse style kitchen, whilst a practical utility and boot room keep the unsightly workings of a family home out of view. The formal sitting room is flooded with natural light from two large box bay windows, whilst exposed timber ceiling joists and a stunning exposed brick central inglenook fireplace with oak mantle and wood burning stove give a sense of character in this newly created home. Completing the ground floor is an evening lounge, downstairs cloakroom and study.

On the first floor there is a fabulous principal bedroom suite with dressing room and ensuite bathroom, a guest bedroom with access to the first-floor bathroom suite, two further ensuite bedrooms, and the fifth bedroom. The top floor is highly versatile and provides an ideal self-contained space for guests, a live in nanny, or older children. With a bright landing/study space, a lounge/games room, an ensuite bedroom, a further bedroom/gym, and a w.c which could become a further bathroom, or sauna as the current owners had planned.

Approached via a five bar timber gate, the expansive gravel driveway provides parking for ample cars, and space for garaging. To the rear, the garden extends to over 100ft and enjoys seclusion, unmatched southerly views, and spectacular sunsets.

The home showcases craftsmanship at every turn, having been created by owners with a background in specialist architectural joinery and bespoke fitted furniture. This is a true passion project, completed with no expense spared, and must be seen to be appreciated. Contact Courtney Green to arrange a viewing.

Council Tax Band - F

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Every estate agent operating in the UK is required to comply with applicable Anti-Money Laundering Supervision (AML) legislation and regulations. As part of this process, mandatory AML checks are required for buyers and sellers involved in property transactions. Courtney Green uses Coadjute’s Assured Compliance® service to facilitate these checks for which a fee of £43.20 (inclusive of VAT) applies to each individual AML check carried out.

Approximate total area(1)
3724 ft²
345.9 m²

Reduced headroom
233 ft²
21.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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