



Brighton Road, Horsham, West Sussex, RH13 6QA





Having been thoughtfully extended and beautifully refurbished by the current owners, this exceptional detached farmhouse offers an impressive blend of character style, space and contemporary luxury. Tucked away at the end of an private road serving just five individual homes, The location hits the perfect balance for those that are looking for the convenience of the amenities close to the centre of this vibrant market town, whilst having a more peaceful position, close to the countryside, with beautiful walks close by, within the high weald area of outstanding natural beauty.

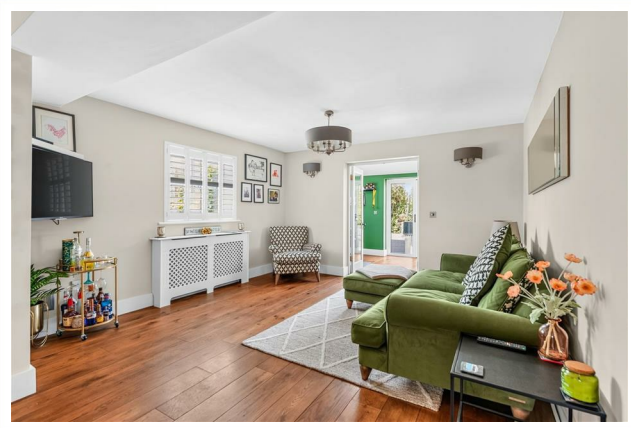
The attention to detail is apparent as you approach the property with a beautiful timber framed porch leading into an elegant reception room, that could serve as a dedicated dining room, or sitting room, with fitted shutters and turned staircase leading to the first floor. Flowing effortlessly through the ground floor, a delightful garden room provides a peaceful retreat, currently used as a home office. Bathed in natural light from Velux windows and French doors opening onto the sandstone terrace, this inviting space benefits from wet-system underfloor heating, making it equally enjoyable throughout every season.

Undoubtedly the centrepiece of the home is the magnificent open-plan kitchen, dining and family room. Designed with both entertaining and everyday living in mind, this expansive space has been finished to an exceptional standard, with features including handmade solid ash cabinetry, contrasting Corian and natural timber worktops, and a substantial central island that naturally becomes the social hub of the home. A range of quality integrated appliances, together with a generous larder, ensures the kitchen is as practical as it is beautiful. Despite its impressive proportions, carefully considered décor creates an inviting and intimate atmosphere, while the triple-aspect design fills the room with an abundance of natural light. Completing the ground floor is a spacious utility room and a beautifully designed contemporary wet room, finished with polished concrete-effect surfaces and an Aqualisa power shower.

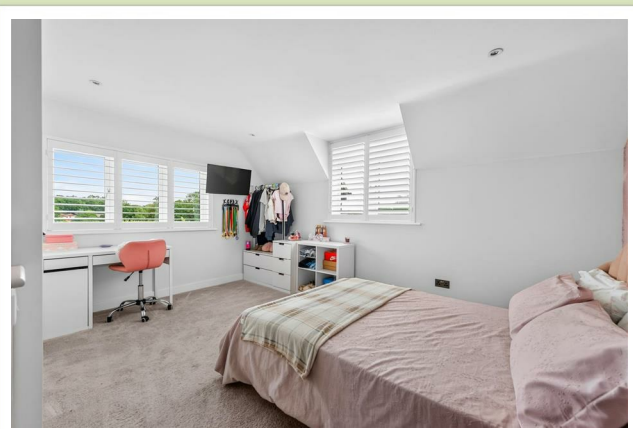
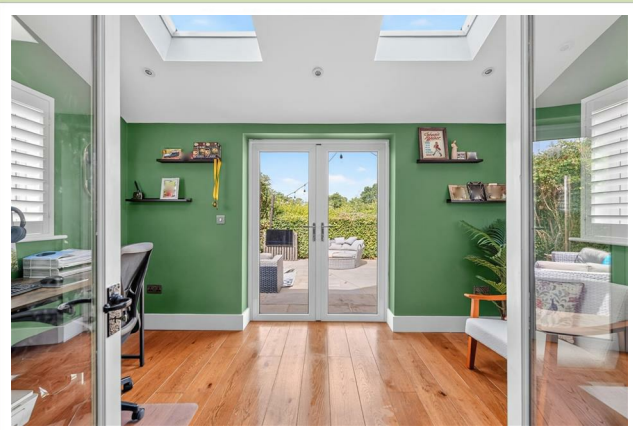
The first floor continues to impress, offering five well-proportioned bedrooms, four of which are generous doubles. The two principal bedrooms each benefit from stylish en-suite shower rooms, while the remaining bedrooms are served by a beautifully appointed family bathroom finished to an equally high standard including quartz countertops.

Outside, the lifestyle on offer continues. The mature gardens wrap around three sides of the property, providing a wonderful degree of privacy thanks to established planting and thoughtfully landscaped borders. A superb outdoor kitchen creates the perfect setting for al fresco dining and entertaining, allowing the space to be enjoyed throughout the seasons.

The property offers private parking for three to four vehicles and also benefits from an excellent detached garage, measuring approximately 24ft by 14ft. Converted from an original farm building, it retains plenty of character while offering power, lighting and double opening doors. Positioned behind the garage is a separate home office, providing an ideal space for those working remotely or seeking additional versatility.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**FRONT DOOR TO:**

**ENTRANCE PORCH 6'3" x 2'11" (1.91m x 0.89m)**

**HALLWAY**

**LIVING AREA 13'5" x 12'9" (4.09m x 3.89m)**

**STUDY 12'8" x 7'4" (3.86m x 2.24m)**

**KITCHEN/DINER 28'2" x 17'9" (8.59m x 5.41m)**

**UTILITY ROOM 12'4" x 9'5" (3.76m x 2.87m)**

**SHOWER ROOM 7'10" x 6'3" (2.39m x 1.91m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM 15'4" x 12'10" (4.67m x 3.91m)**

**EN-SUITE SHOWER ROOM 8'6" x 3'8" (2.59m x 1.12m)**

**BEDROOM 14'6" x 12'8" (4.42m x 3.86m)**

**EN-SUITE SHOWER ROOM 7'10" x 2'8" (2.39m x 0.81m)**

**BEDROOM 13'0" x 12'10" (3.96m x 3.91m)**

**BEDROOM 12'5" x 10'2" (3.78m x 3.10m)**

**BEDROOM 9'9" x 8'6" (2.97m x 2.59m)**

**FAMILY BATHROOM 8'6" x 6'5" (2.59m x 1.96m)**

**OUTSIDE**

**HOME OFFICE 11'5" x 7'5" (3.48m x 2.26m)**

**GARAGE 23'9" x 14'10" (7.24m x 4.52m)**

**PRIVATE OFF ROAD PARKING FOR 3-4 CARS**

**WRAP AROUND GARDENS ON 3 SIDES OF THE PROPERTY**

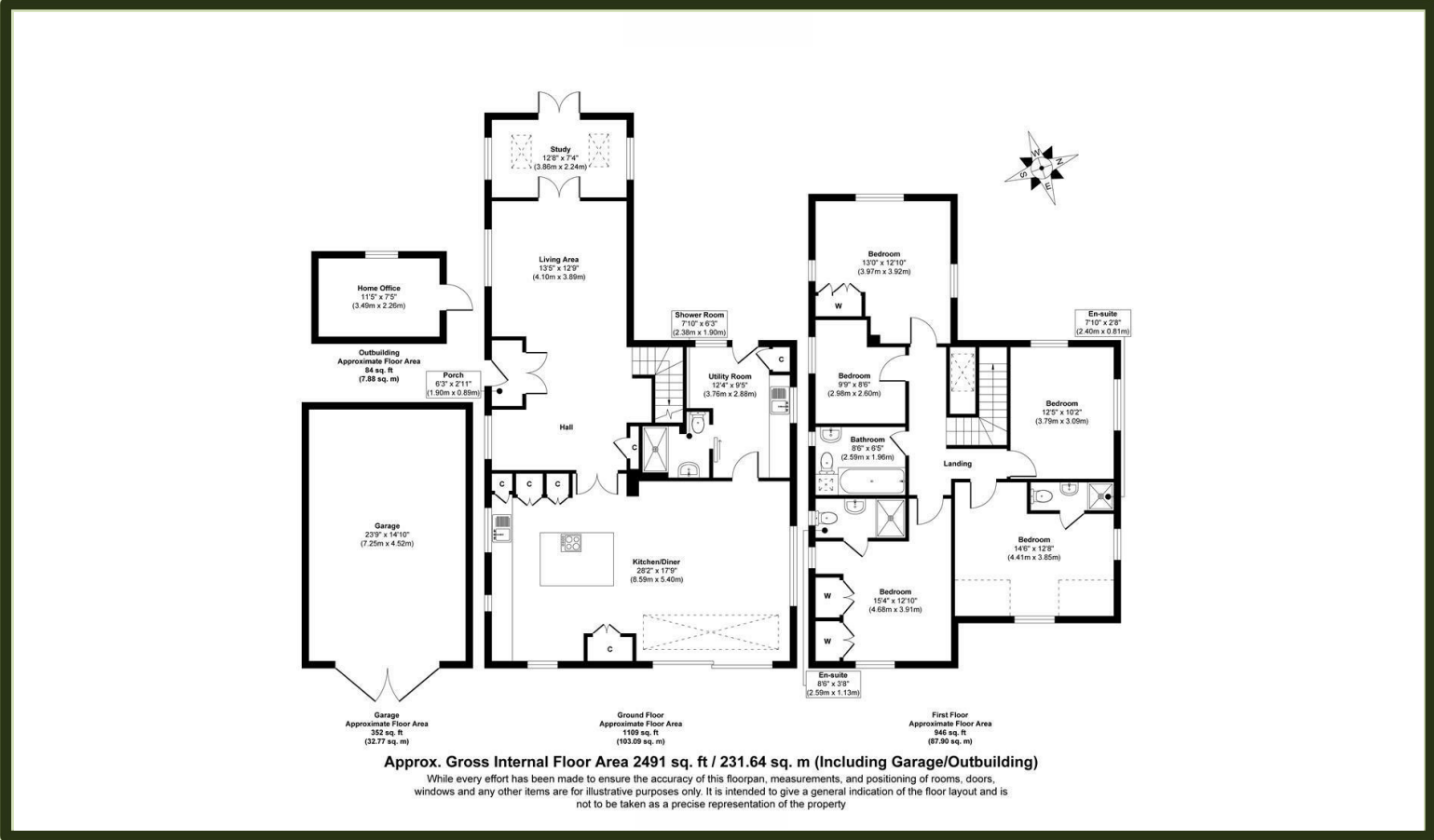
**OUTDOOR KITCHEN**



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**LOCATION:** Situated in a highly regarded position on the east side of Horsham, ideally located for great access into the town centre. The historic market town of Horsham provides a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. East Street or 'Eat Street' as it is known locally, offers a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; nearby is The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course with its pleasant river-side walk. The property also falls within the school catchment for Heron Way primary School, Millais and Forest Secondary schools. Surrounding Horsham are idyllic countryside walks over Denne Hill and there are some beautiful cycle rides in the immediate countryside and the nearby St. Leonard's Forest. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station offers ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

**DIRECTIONS:** From Horsham town centre turn right at the traffic lights into Park Way. At the next set of traffic lights turn left into East Street. Proceed under the iron bridge and along the Brighton Road (A281). Continue out of Horsham heading towards The Hornbrook Public House. The driveway for the property can be found on the left hand side opposite Hilliers Garden Centre.

**COUNCIL TAX:** Band F.

**EPC Rating:** D.

**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 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.

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