



Sleepy Hollow

Copperfields, Horsham, West Sussex, RH13 6PZ
Offers Over £1,650,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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A beautifully refurbished five bedroom, five bathroom country home, occupying an exceptional plot of approximately one acre, set within the exclusive Copperfields development on the former Coolhurst Estate, to the south east of Horsham and bordering the southern edge of St. Leonard's Forest. Built in 1996 by esteemed housebuilder Hill Reed Homes to an exacting standard, Copperfields comprises just ten individual homes, each sitting within generous grounds of around an acre. Only two properties of this particular design were constructed, "Sleepy Hollow" having one of the largest plots, and with just three resales having taken place since the development was built, this represents a genuine once-in-a-decade opportunity. The house comes to the market for the first time since it was built and has been subject to a comprehensive schedule of works in recent years, creating a superbly appointed modern home that is ready to be enjoyed by its next owner. Positioned at the very end of this private development, the house enjoys a particularly peaceful setting and benefits from elevated and unspoilt southerly views across parkland, vineyard and a lake of the River Arun beyond. The ground floor accommodation comprises a welcoming entrance hall, a triple aspect sitting room with inglenook fireplace and French doors to the rear garden, a separate family room, a study overlooking the tree-lined frontage, a fabulously appointed kitchen which is open to a dining area with two sets of bifolding doors making it possible to open this space to the garden seamlessly. There is a separate utility room and a stylish downstairs shower room which complete the ground floor. On the first floor there is a bright galleried landing, a principal bedroom suite enjoying the far-reaching southerly views, with a walk-in dressing room and luxury ensuite shower room. There are two further guest bedrooms, each with ensembles. Two additional double bedrooms are served by a recently refitted family bathroom, and make up the first floor. Outside, the grounds are a standout feature of the property. The tree-lined driveway meanders through mature redwoods, rhododendrons and camellias, and opens to a private driveway which provides off-road parking for numerous vehicles and access to the detached triple garage. The gardens wrap around the house to give space at every border and enjoys an unspoilt, sunny southerly aspect to the rear, with a generous patio ideal for entertaining, areas laid to lawn, a timber summer house with decked seating, well-established rhododendrons, specimen trees, and a vegetable garden positioned just a few short steps from the kitchen. Despite its idyllic rural setting, the property is conveniently located just 1.5 miles from Horsham town centre, offering a rare combination of rural surroundings with excellent accessibility.

Steps lead down to the attractive **Storm Porch**, which is part-brick and part-timber construction with a tiled roof, and **Front Door** opening into the **Entrance Hall** A large and welcoming entrance area with hardwood flooring, radiator, front aspect window, and coat storage cupboard. There is an under-stairs storage cupboard and double half-glazed doors opening into the sitting room. Further doors lead to the family room, study, kitchen/dining room, and downstairs shower room. Stairs rise to the first floor landing.

Kitchen / Dining Room Formerly two rooms, this bright and open space has been thoughtfully reconfigured to create a superb open plan kitchen/dining area. There are rear aspect windows and two sets of folding doors opening onto the south-facing rear garden. The kitchen is fitted to a high specification with a range of eye and base level cabinets finished in matt white with complementing granite worktops over, extending to a breakfast bar seating area. Integrated appliances include Neff eye-level oven and combination grill with warming drawer, Bora electric hob with central extractor, Neff dishwasher, and wine cooler. There is space for an American-style fridge/freezer, alongside clever storage solutions including carousel units, pull-out larder storage, and integrated bin systems. Additional features include glass-fronted display cabinets, USB power points, downlighting, ventilation system, and modern vertical radiators. The dining area is generously sized and opens almost entirely onto the patio via folding doors. Karndean flooring runs throughout. A door leads to the utility room and there is a further half-glazed door to the family room.

Utility Room A practical and well-fitted space with base level cabinets and worktops, incorporating a one-and-a-half bowl enamel sink and drainer with mixer tap. There is space and plumbing for a washing machine and tumble dryer, along with a cupboard housing the Worcester Bosch gas-fired. There are two high level fuse boards, a heated towel rail, extractor fan, downlighting, Karndean flooring, and fitted cupboard. A side door leads to the patio, and a front aspect window overlooks the driveway.

Sitting Room A bright and spacious triple aspect room with windows to the front and side, and French doors opening onto the rear patio. The focal point of the room is an exposed brick inglenook fireplace with oak mantle and open fire. Additional features include vertical radiators, wall lighting, and Roman blinds.

Family Room A versatile room currently used as a "snug" with French doors opening onto the south-facing rear garden. There is a vertical radiator and high-level television and media points.

Study Enjoying views over the tree-lined frontage, the study has a front aspect window, radiator, and hardwood flooring.

Downstairs Shower Room Formerly a cloakroom, now converted into a high-specification wet room with walk-in shower, concealed fittings, wall-mounted shower attachment, and tiled niche. There is a wall-hung vanity unit with basin, mixer tap, and storage beneath, low-level WC, full height wall tiling, tiled floor, heated towel rail, obscured front aspect window, downlighting, and extractor fan.

From the entrance hall, stairs rise to the galleried **First Floor Landing** which is a bright and spacious area in and of itself. There is a front aspect window, radiator, and airing cupboard housing the pressurised hot water tank with shelving above. Loft access is provided via a drop-down ladder to a partially boarded loft with light, offering potential for conversion subject to the usual consents.

Principal Bedroom Suite A generous double bedroom with large rear aspect window enjoying far-reaching southerly views across surrounding countryside. There is a vertical radiator, door accessing the walk-in dressing room and door to **Ensuite Shower Room** A luxury suite comprising an oversized walk-in shower with rainfall showerhead and concealed mixer, tiled niche, low-level WC, and double width wall-hung vanity unit with storage beneath. Additional features include heated towel rail, dual aspect windows, mirrored cabinet, shaver point, downlighting, extractor fan, and LVT flooring.

Guest Bedroom Suite A spacious double bedroom with dual aspect front and side windows, fitted wardrobes, radiator, and door leading to an **Ensuite Shower Room** Comprising a walk-in corner shower with concealed fittings, low-level WC, wall-hung vanity unit with storage beneath, heated towel rail, side aspect window, full tiling, and downlighting.

Bedroom Three A further double bedroom with rear aspect window, fitted wardrobe, radiator, and access to its own **Ensuite Shower Room** Fitted with an oversized walk-in shower, concealed mixer, low-level WC, wall-hung vanity unit, heated towel rail, full tiling, rear aspect window, and downlighting.

Bedroom Four A double bedroom with front aspect window, radiator, and exceptionally large fitted wardrobe.

Bedroom Five A further double bedroom with front aspect window, fitted wardrobe and radiator.

Family Bathroom A recently completed suite comprising a panelled bath with shower attachment over, separate walk-in shower, low-level WC, and vanity wash hand basin with storage beneath. Fully tiled walls and floor, radiator, obscured window, downlighting, and extractor fan.

Triple Garage / Workshop Originally a triple garage, now arranged as a double garage with electric up-and-over door, power, and window, alongside a single garage/workshop also with power, lighting and electric up-and-over door. There is potential to create additional accommodation above, subject to the usual consents.

Outside

To the front, the property is set back from the communal grounds of the development with a substantial frontage which is very well established and which opens to the private driveway flanked by timber posts and post and rail fencing to the border. A private driveway had space for numerous vehicles, as well as access to the detached triple garage. The gardens wrap around the house, providing space at every border and enjoying an unspoilt, sunny southerly aspect to the rear. A generous sandstone paved patio provides an ideal space for entertaining, and there are areas of lawn, a timber summer house with decked seating, well-established rhododendrons, and specimen trees, as well as a vegetable garden which is positioned discreetly just a few steps from the kitchen.

Estate Charge - £500 per annum
Council Tax Band - H

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.

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Approximate Gross Internal Area 3099 sq ft - 289 sq m (Including Garage & Excluding Outbuilding)

Ground Floor Area 1363 sq ft - 127 sq m

First Floor Area 1224 sq ft - 114 sq m

Garage Area 512 sq ft - 48 sq m

Outbuilding Area 90 sq ft - 8 sq m

| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - Best rating available | A | | |
| Energy efficient | B | | |
| Decent | C | 71 | 77 |
| Below average | D | | |
| Less than average | E | | |
| Energy inefficient | F | | |
| Very energy inefficient - Worst rating available | G | | |

England & Wales EU Directive 2002/91/EC

