



Barnaby Ridge
Copperfields, Horsham, West Sussex, RH13 6PZ
Guide Price £1,500,000 Freehold



COURTNEY
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Estate Agent • Letting Agent • Managing Agent

Barnaby Ridge, Copperfields, Horsham, West Sussex, RH13 6PZ

A beautifully refurbished five bedroom country home, 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, Copperfields comprises just ten individual houses. Barnaby Ridge occupies a beautiful setting within the development, surrounded by attractive, well established gardens, and has been transformed by its current owners through an extensive programme of improvements. The most significant addition is a stunning extension housing a glorious bespoke kitchen and dining room. This forms part of a wider renovation that includes beautifully fitted bathrooms, new flooring and redecoration throughout, creating an exceptionally well appointed home. Considerable thought has also gone into making the house comfortable and efficient to run, with improvements to the heating system, recently fitted high quality double glazed windows and bifold doors with integrated blinds, photovoltaic solar panels with battery storage, and an electric car charging point. Despite its peaceful setting, Barnaby Ridge is within walking distance of some of Horsham’s most highly regarded schools, with both the town centre and railway station less than two miles away.

Entrance Hall The front door opens to a spacious entrance hall with a central staircase rising to the first floor. There is a large double coats cupboard, a further storage cupboard, a side aspect window and radiators. Double doors open to the dining room, with further doors to the principal ground floor rooms.

Sitting Room A bright dual aspect room with a front aspect window and high quality bifold doors opening to the rear patio. The central focal point is a substantial brick built inglenook fireplace with a woodburning stove and oak mantel. Bespoke cabinets sit within the alcoves on either side, with book and media shelving above. There are two radiators, downlighting and media points.

Dining Room Another bright dual aspect room which could be used as a snug/reading room/music room. With a side aspect window and bifold doors opening to the rear patio, downlighting and a radiator.

Study / Downstairs Bedroom Originally two separate rooms, this versatile space has been opened up to create a large triple aspect room, currently used as a spare bedroom and playroom. It has two side aspect windows, three front aspect windows, two radiators and downlighting.

Kitchen and Dining Room Forming part of a cleverly designed single storey extension, this exceptional room is flooded with light from its triple aspect windows, vaulted ceiling with rooflights, and two sets of bifold doors opening to the rear garden. The bespoke kitchen comprises base level hardwood cabinets with Corian moulded solid surface worktops. There is Corian one and a half bowl sink with mixer tap, a Quooker boiling water tap and a food waste disposal unit. High specification integrated appliances include double ovens, a warming drawer, a four burner induction hob with a concealed rising extractor, a dishwasher and a freezer. Thoughtful storage includes pull-out larder cupboards, carousel corner units, a wine rack, illuminated frosted glass display cabinets with lighting, narrow larder cupboard with towel rails, and a pull-out bin drawer. Further features include uplighting, wall lights, under cabinet LED lighting, an integral fan heater, two radiators, multiple power points and a high level media point for a wall mounted television. There is also a recessed space for a fridge freezer and a door to the utility room.

Utility Room A useful utility room fitted with a matching range of eye and base level cabinets, Corian solid surface worktops and sink and drainer with mixer tap. There is space and plumbing for a washing machine, space for a tumble dryer, a cupboard housing the Worcester Bosch gas fired boiler, a radiator, downlighting and a side door to the rear garden.

Downstairs Cloakroom Comprising a low level WC with dual flush, a wall mounted vanity wash hand basin with mixer tap and storage beneath, a heated towel radiator, half height wall tiling, a tiled floor, a backlit mirror, downlighting and an obscured side aspect window.

Stairs rise from the entrance hall to an unusually bright **First Floor Landing**, with two sun tunnels bringing in natural light. There is a radiator, an airing cupboard housing the pressurised hot water cylinder, downlighting and doors to the bedrooms and bathrooms. A loft hatch with drop-down ladder provides access to a substantial loft space, which may offer potential for conversion, subject to the usual consents. **Principal Bedroom Suite** A large double bedroom with two fitted double wardrobes, a front aspect window, radiator, downlighting and a door to the **Ensuite Bathroom** A recently fitted bathroom suite comprising a panel enclosed bath with mixer taps and handheld shower attachment, a separate corner shower, a bidet,

a low level WC with concealed dual flush and a vanity wash hand basin with mixer tap and storage beneath. There is a backlit mirror, shaver point, heated towel radiator, half height wall tiling, tiled floor, downlighting, extractor fan and an obscured rear aspect window.

Guest Bedroom Suite A further large double bedroom with a fitted double wardrobe, side and rear aspect windows, radiator, downlighting and a door to the **Ensuite Shower Room** Comprising a walk-in shower with thermostatic controls, wall mounted shower attachment and inset lighting, a low level WC with dual flush and a wall mounted vanity wash hand basin with mixer tap above and storage beneath. There is a mirrored bathroom cabinet, heated towel radiator, half height wall tiling, tiled floor and an obscured rear aspect window.

Bedroom Three A third large double bedroom with a rear aspect window, fitted wardrobe, radiator and downlighting.

Bedroom Four A fourth double bedroom with a partition wall creating two distinct areas, making it particularly well suited to a child’s bedroom. The sleeping area has a front aspect window and two eaves cupboards, while the second area has a fitted double wardrobe, side aspect roof window and radiator. Both areas have downlighting.

Bedroom Five The fifth bedroom has a front aspect window, fitted double wardrobe, radiator and downlighting.

Family Shower Room A recently fitted shower room with an oversized walk-in shower featuring a rainfall showerhead, handheld shower attachment, illuminated tiled niche and inset LED lighting. There is also a low level WC with dual flush and a vanity wash hand basin with mixer tap above and storage beneath. Further features include a heated towel radiator, illuminated mirrored cabinet, half height wall tiling, tiled floor, downlighting, extractor fan and obscured front and side aspect windows.

Double Garage and Office The spacious double garage has a powered up and over door, side and rear aspect windows, a rear personal door and lighting. It also houses the battery storage system connected to the photovoltaic panels on the roof of the main house, and has an electric car charging point. An external spiral staircase leads to the office above. Currently used as a home office, this versatile triple aspect room could also serve in a number of different uses, such as a games room or gym. It has fitted bookshelves, a large storage cupboard, an electric radiator, downlighting, media points and wood effect flooring. There is also a separate room with WC with a wash hand basin.

Summer House An exceptional oak clad summer house with a tall pitched roof and a covered veranda set above an Indian sandstone patio. It can be entered through a single door into an entrance hall or directly into the main room through bifold doors. The entrance hall has an electric radiator and a door to a beautifully appointed cloakroom with a WC, vanity wash hand basin, half height wall tiling, shelving and an obscured side aspect window. The main room has a vaulted ceiling with three roof windows, a front aspect window, wall lighting, an electric radiator and bifold doors opening to the veranda. A kitchenette area has bespoke base level cabinets, fitted book shelving, a marbled quartz worktop, inset sink, Quooker combination tap and soap dispenser.

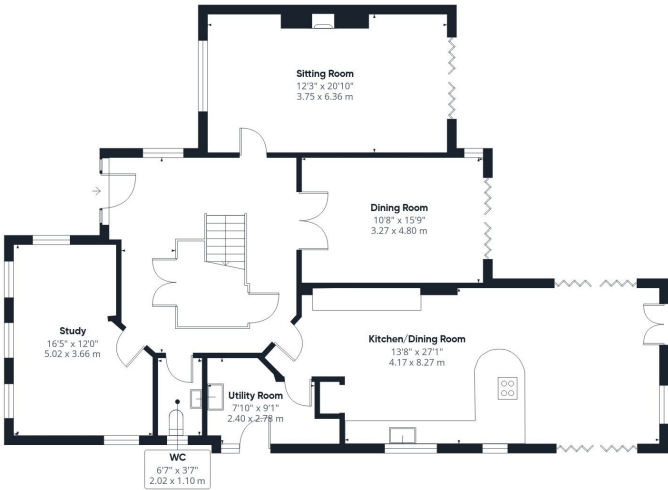
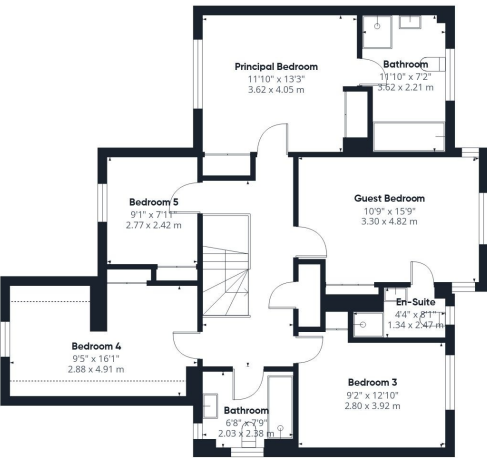
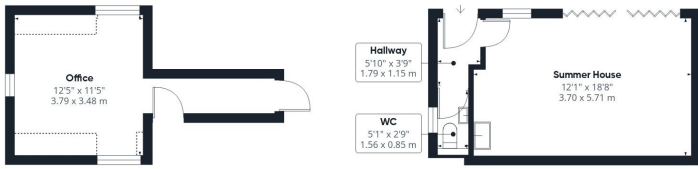
OUTSIDE

The property is approached along a tree lined driveway leading to a timber five bar gate. Beyond this is a private block paved driveway with parking and access to the double garage. There is also a large timber shed, a gated bin and compost area, and a path leading to the front of the house. The house sits centrally within its plot, surrounded by beautifully maintained gardens. Established laurel hedging provides screening, while well kept lawns, mature specimen trees and richly planted borders give the grounds an attractive, established feel. Sandstone paving leads to a large sandstone patio, creating a superb space for outdoor entertaining. Further features include attractive curved raised brick planters, a timber pergola, external lighting and outside power points.

Council Tax Band - G

Estates Charge - £400 per annum

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.

				 Approximate total area⁽¹⁾ 3310 ft² 307.5 m² Reduced headroom 59 ft² 5.5 m²
Ground Floor Building 1		Floor 2 Building 1		
				
Ground Floor Building 2				
				
Floor 2 Building 2		Ground Floor Building 3		

(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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