



Monks Gate Cottage
Brighton Road, Monks Gate, Horsham RH13 6JD
Guide Price £1,250,000 Freehold



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A stunning Grade II Listed cottage occupying an enviable plot of approximately 0.65 acres in the desirable hamlet of Monks Gate. Believed to date from the mid-17th century, the property is presented in beautiful condition throughout and retains a remarkable wealth of original character features, including exposed oak timbers, vaulted ceilings, inglenook fireplaces and an exceptional sandstone chimney stack which rises through the centre of the house from ground floor to roof level. Being one of the defining features of the property, the chimney serves both the kitchen and sitting room via substantial back-to-back inglenook fireplaces. The original timber frame remains visible throughout much of the property, with finely detailed oak beams and an impressive sense of scale and craftsmanship. Sympathetically extended over the years, the cottage now offers almost 2,000 sq. ft. of versatile accommodation comprising an entrance porch, bespoke kitchen, dual aspect sitting room, dining room, snug, utility room, rear porch and shower room to the ground floor. On the first floor there are four double bedrooms, including a principal bedroom with dressing room, together with a family bathroom, whilst the second floor provides two further mezzanine rooms currently arranged as a bedroom and study space. Recent improvements include bespoke timber sash windows, weatherboarded elevations and an oak-framed log store, all of which complement the property's period character. Outside, electrically operated timber gates open to a substantial block paved driveway leading to an oak-framed car barn and garage with EV charging, whilst the beautifully established gardens surround the cottage and include areas of lawn, mature planting, winding pathways and an attractive pond with sleeper walkway.

Entrance Porch A recently added and highly practical entrance space with dual aspect windows, built-in bench seating, natural stone flooring, and timber front door. Opening to the inner hallway, which immediately introduces the property's principal feature, the impressive sandstone chimney stack. There is a radiator, fuse board and electricity meter, and openings lead to both the kitchen and sitting room.

Sitting Room A beautiful dual aspect reception room centred around the substantial inglenook fireplace with Victorian fire surround and original bread oven opening. Front and side aspect timber sash windows, exposed oak beams, two radiators, and opening to the dining room.

Dining Room Positioned at the rear of the home and providing access to the rear porch and garden beyond. Fitted bench seating creates seating within the chimney stack surround, and there is a radiator, natural stone flooring, doors to the snug, shower room and utility room, openings to the sitting room and kitchen, and glass balustrade stairs rising to the first floor.

Kitchen Fitted with a bespoke timber kitchen comprising a range of eye and base level cabinets and drawers with complementing granite worktops over. Enamel one and a half bowl sink with mixer tap, range-style cooker set within the inglenook fireplace with extractor hood above, natural stone flooring, front and side aspect timber sash windows, and exposed timbers.

Utility Room Fitted with base level cabinetry and worktop incorporating a sink with mixer tap. Integrated washing machine, side aspect window, radiator, natural stone flooring, and door to the dining room.

Snug / Study A versatile reception room currently used as a snug but equally suited as a work from home space. Rear aspect window and radiator.

Shower Room Fitted with a heritage-style suite comprising a corner shower enclosure, low level WC and pedestal wash hand basin. Heated towel radiator, side aspect window with plantation shutters, stone tiled flooring, downlighting and extractor fan.

First Floor Landing A particularly striking landing with partly vaulted ceiling, exposed roof timbers, side aspect window, radiator and the sandstone chimney stack continuing through the centre of the space. Stairs rise to the second floor and doors lead to all first floor rooms.

Principal Bedroom A bright and spacious dual aspect double bedroom with front and side aspect windows, fireplace, radiator and walk-in dressing room. **Dressing Room** fitted hanging space and storage serving the principal bedroom.

Bedroom Two A generous double bedroom with front aspect window, radiator and fireplace.

Bedroom Three A further double bedroom with rear aspect window and radiator.

Bedroom Four A double bedroom with vaulted ceiling, rear aspect window and radiator.

Family Bathroom Fitted with a heritage-style suite comprising a panel enclosed bath with mixer tap, low level WC and pedestal wash hand basin. Rear aspect window overlooking the gardens, heated towel radiator, mosaic tiling, wall panelling, display shelving, downlighting, and airing cupboard housing the hot water cylinder with shelving above.

Second Floor Landing / Study Area A characterful mezzanine space with roof window, exposed timbers, radiator and access to the adjoining bedroom area. Ideal as a study, dressing room or hobby space.

Mezzanine Room A generous mezzanine bedroom with rear aspect window, exposed timbers, radiator, eaves storage cupboards and the sandstone chimney stack providing a natural division between the spaces.

OUTSIDE

The property is approached via electrically operated timber gates opening to a substantial block paved driveway lined by mature trees and providing parking for numerous vehicles. There is CCTV and exterior lighting consisting of traditional low level lamp-posts lighting the path to the front and mounted on the house at the back.

The beautifully established gardens surround the cottage and are a particular feature of the property, with areas of lawn interspersed by winding pathways, mature planting and well-stocked borders. A pond with sleeper walkway creates an attractive focal point, whilst the summer house provides further space for a variety of needs. There is a brick based greenhouse and raised beds suitable for vegetables or cut flowers.

Oak Framed Car Barn and Garage An English Heritage oak-framed building comprising a two-bay open-fronted car barn with EV charging and adjoining garage/workshop with secure double doors, and storage above.

Council Tax Band G

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.

