



Gunbarn, Dorking Road, Kingsfold, RH12 3SA
Horsham

In Excess of **£1,350,000**



An exceptional triple bay fronted 5 double bedroom, 3 reception room detached home of 2,476 sq ft originally built circa 1900 and meticulously refurbished by the current owners. This property occupies an incredibly private 1.64 acre south east facing plot with security gated approach, ample parking, garaging, self-contained cabin and direct access onto a Bridleway which leads to some fine walks. The accommodation comprises: spacious reception hall with cloaks storage and great sized 24'4 x 14'6 sitting room with wood burner which is perfect for movie nights or watching sport. The 29'2 x 13'2 kitchen/dining room with wood burner has been skilfully designed and refitted with an attractive range of gloss units, Quartz work surfaces, breakfast island that seats 2, Gas range cooker, integrated appliances, Villeroy & Boch sink and useful larder. A vaulted study/office with under floor heating is fitted with custom furniture and a stable door leads onto a private section of garden. The inner hallway with stable door and bespoke wine store leads to the shower room with airing cupboard and the utility/boot room is plenty big enough for those with families or dogs. A further stable door provides access onto the paved seating area. On the first floor there is a principal bedroom which enjoys a fine outlook over the rear garden and is equipped with dressing area, ample fitted storage and fabulous en suite wet room. There are 2 well proportioned guest bedrooms with walk-in wardrobes. An additional 2 bedrooms comfortably hold double beds (1 with fitted wardrobes) and re-modelled family bath/shower room and separate cloakroom complete the first floor. Benefits include newly installed external oil fired boiler, new radiators, fully re-wired throughout, replacement double glazed windows, composite front door, replaced soffits and fascia's, bespoke shutters, new carpeting and Oak flooring, redecorated and re-plastered. The property is approached via security gates and the large driveway with turning circle provides parking for multiple vehicles. The Oak framed garage with car port benefits from a 7 kw EV charger point, and power supply/lighting. A newly laid resin pathway leads to the property and gardens. The 1.64 acre south east facing plot is a particular feature and offers an excellent degree of privacy with established borders. The 218' x 195' (maximum measurement) south east facing rear garden is predominantly lawned with a brook and woodland to one flank. A substantial and newly built terrace with lighting has been designed with entertaining in mind and connects the house and garden just perfectly. A land locked parcel of land to the end of the plot with timber framed open car barn with power is rented for £91 per annum and is potentially available to purchase under separate negotiations via Horsham District Council. A concrete hard-standing is prime for a studio, if required. A detached self-contained log cabin with sitting room, kitchenette, bedroom with shower/wc offers that guest/teenager arm to the property.

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Council Tax band: G

Tenure: Freehold

- 5 double sized bedrooms and 3 reception rooms
- Triple bay fronted detached period home
- Large driveway, Oak framed garage, car port and further car barn
- Superbly designed kitchen/dining room and utility/boot room
- Principal bedroom with en suite
- Self-contained log cabin
- Secluded 1.64 acre south east facing plot with woodland and brook
- Beautifully presented and turn key finish
- Direct access onto a bridleway and close to schools, transport links and Horsham town centre







Approximate Gross Internal Area (Excluding Outbuildings) = 230.0 sq m / 2476 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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