



## Woodbarn Farm Brighton Road, Shermanbury

Guide Price £1,595,000

# Woodbarn Farm Brighton Road

Shermanbury, Horsham

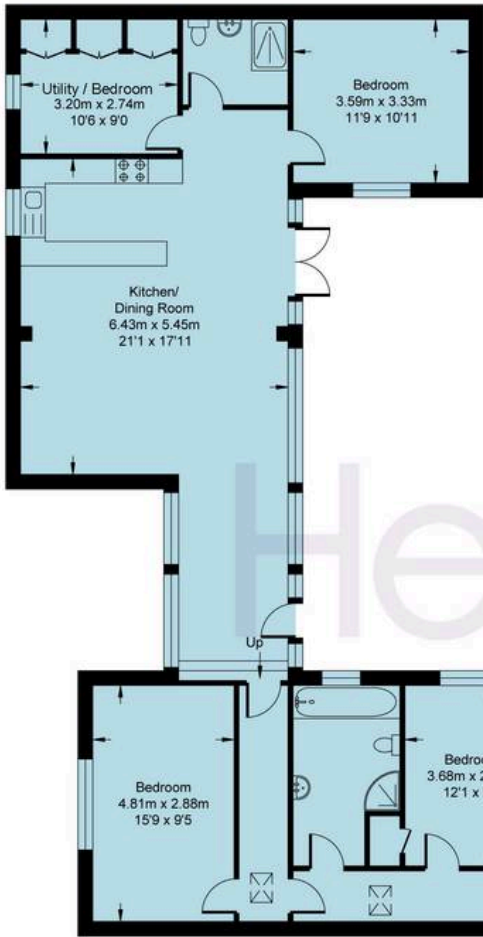
This prestigious property is situated on the esteemed Ewhurst Manor estate, this beautiful detached seven bedroom barn conversion with a two bedroom annexe has been meticulously updated to a high specification throughout. Occupying a secluded position in an attractive setting, this immaculate barn offers versatile living accommodation around a stunning courtyard setting. The focal point of this enchanting home is the 47ft vaulted ceiling entertaining area with original oak beams, exposed timbers, bespoke joinery and flagstone flooring with underfloor heating. The ground floor also comprises of a further dining room, currently set up as a snug/ lounge ( was previously a pool room ) a separate utility and three well - proportioned bright and airy sizable bedrooms benefitting from a modern family bathroom. Upstairs are two sizable suits, including a principal bedroom with walk in wardrobe.

From the other side of the barn, access leads through to the two bedroom annexe with a kitchen/ dining area and a family bathroom.

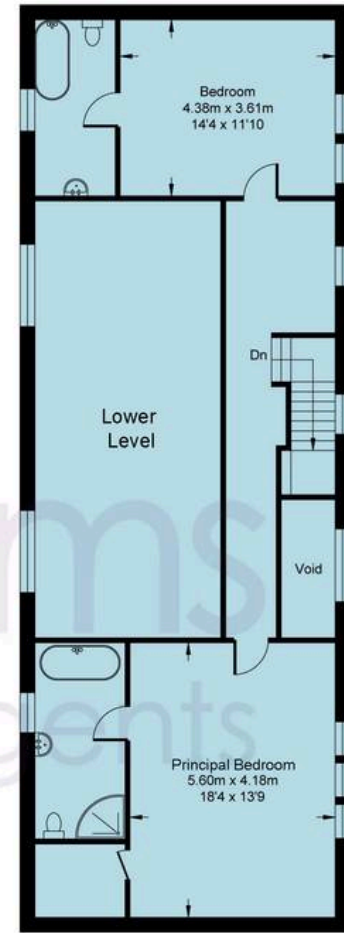
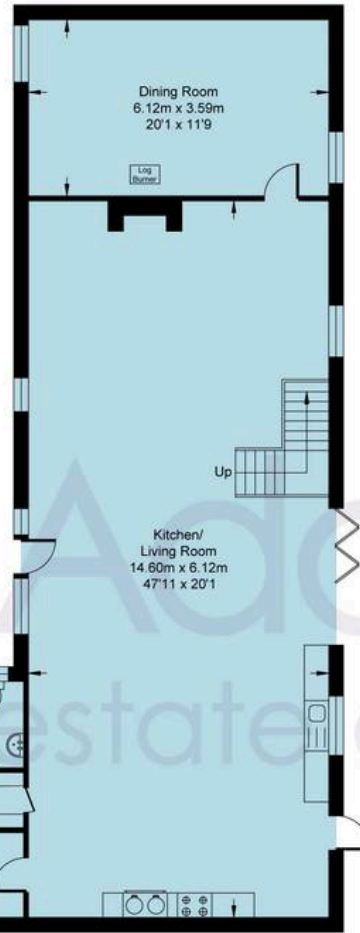
This property offers exceptional flexibility as either one substantial, fully connected home or two self-contained living spaces. An internal connecting door can be added to allow the house to function seamlessly as a single residence while also providing the option to separate the accommodation for multi-generational living or independent occupancy as required.







GROUND FLOOR



FIRST FLOOR



## Woodbarn Farm Shermanbury Grange

Approximate Area = 4025.70 sq ft / 374.0 sq m

Total = 4025.70 sq ft / 374.0 sq m

For identification only - not to scale



### Gardens and Grounds

The property is approached via a tree lined private drive leading to a double 5 - bar wooden electric gates with entry system.

Beyond the gates the driveway opens up to a courtyard area providing ample parking for a number of cars. The garden is low maintenance being mainly laid to lawn and bounded by hedging and post and rail fencing.

A stone terrace with views overlooking the countryside provides a tranquil south facing setting to enjoy a glass of wine in the evening.

Location: Directions - From Horsham head south on the A281/ Brighton road, through the villages of Monks Gate and Cowfold, the property is approximately 9 miles onwards. The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







## Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.