



Brook House, Wimland Road

Guide Price £1,000,000

Brook House

Wimland Road, Horsham

This exceptional five bedroom detached Grade II listed period house presents a rare opportunity to acquire a home of significant character and charm, thoughtfully updated to blend period features with modern comforts. The property boasts an impressive array of original details, including beautifully preserved fireplaces and architectural features that reflect its distinguished heritage.

Upon entering, you are greeted by a welcoming hallway that leads to a choice of versatile living spaces, including a spacious living room with elegant French doors that open to the rear, flooding the room with natural light and a separate cosy sitting room. The handmade kitchen is a true centrepiece, featuring bespoke cabinetry, granite worktops, and a classic range cooker, ideal for both family living and entertaining. A separate ground floor study offers a quiet retreat for work or reading, while a convenient ground floor cloakroom adds practicality for guests.

Upstairs, the principal bedroom benefits from its own ensuite shower room, providing a private sanctuary, while four further bedrooms are served by a family bathroom complete with a luxurious roll top bath. The layout is thoughtfully arranged to offer flexibility for growing families or those seeking space for guests. Access to the property is via a gated driveway, ensuring privacy and a sense of arrival.







GROUND FLOOR



FIRST FLOOR



Wimlands Road

Approximate Area = 2015 sq ft / 187.22 sq m
For identification only - not to scale



This remarkable home is set within approximately 1.5 acres, offering an impressive setting that complements the grandeur of the residence. Throughout, the property is presented to a high standard, with careful attention paid to retaining and enhancing its period features, making it an inviting and comfortable family home. The combination of generous accommodation, historic character, and modern amenities ensures this residence stands out as a truly unique offering in the market, ready to welcome its next owners.

Faygate is a village in the Horsham district of West Sussex. Conveniently located on the A264 road 3.4 miles south west of Crawley. It has a railway station on the Arun Valley Line with trains connecting to London and Portsmouth. Just over 5 miles from this stunning property is Horsham town, which offers a comprehensive range of shopping, sporting and leisure facilities including The Capitol Theatre and Horsham Park. Also within easy reach is Crawley town centre with its extensive shopping facilities, range of restaurants and varied leisure facilities. Both Horsham and Crawley offer fast and frequent services into London Victoria, London Bridge, Gatwick Airport and the south coast. In addition, there are a number of local amenities including Cottesmore Golf & Country Club with two highly regarded Golf Courses plus other sports facilities, Cottesmore Prep School and the Holmbush Inn.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F







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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.