



Marelands Farm, Broadwater Lane, Copsale

Guide Price £1,200,000

Marelands Farm, Broadwater Lane

Copsale, Horsham

An impressive and substantial family residence offering substantial living and bedroom space totalling 4874 Sq.ft. (approx..) sitting within a semi-rural position offering access to Horsham town Centre, nearby countryside, well regarded local schools and commuter routes to London, Gatwick and Brighton. Marelands Farm also offers an equestrian opportunity with, stabling facilities, a sand school, nearby hacking and gardens and grounds that total approximately 2.92 acres. Within the grounds are also a large pond, tennis court and a private approach via the sweeping driveway. The ground floor living space is accessed via a generous reception hallway which leads to several reception rooms enjoying views out to the front of the property over the grounds and gardens that capitalise on the available vistas and views. There are a total of three reception rooms all featuring many character features and open fires along with a kitchen, family room and a separate study - ideal for home working.

To the first floor, the eight bedrooms are complimented with three bathrooms, one of which is a large bathroom accompanying the principal bedroom suite which offers impressive dimensions and views out to the front of the property over the large pond, gardens and grounds.



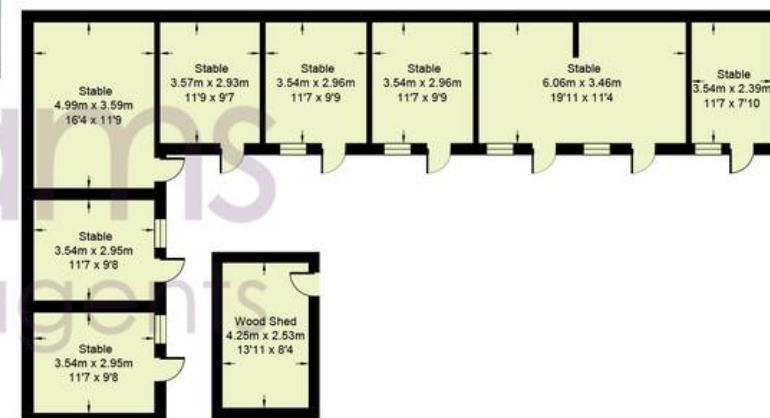




GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Broadwater Lane

Approximate Area = 4874 sq ft / 452.8 sq m

Stables = 1239 sq ft / 115.1 sq m

Total = 6113 sq ft / 567.9 sq m

For identification only - not to scale



The approach to the property is via a private and sweeping driveway that then provides parking for several vehicles, parking and hardstanding continues to the stabling area which features eight accessible boxes along with an opportunity for a tack room. Adjacent to the stables is a sand school. The remainder of the gardens are grounds are bordered with mature tree shrubs and planting, there are areas of lawn and the opportunity to have a recreational facilities including the tennis court and small lake which is well stocked with an excellent selection of fish and other wildlife.

The property is situated in a highly sought-after location in the hamlet of Copsale, close to the village of Southwater. The historic market town of Horsham is approximately 4.5 miles distant and offers a comprehensive range of facilities including John Lewis at Home, Swan Walk shopping centre, The Carfax, with its cobbled streets and varied Restaurant quarter; Horsham Park and Pavilions Leisure Centre, and Horsham Sports Club as well as mainline train services to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). Southwater offers a local selection of shops, leisure centre, two primary schools, doctor's surgery, library and a church. The A24 provides easy access to London, Gatwick Airport, the south coast and M25 Motorway Network.

Agents Note: Extra adjoining land of circa. Land totalling approx 9 acres by separate negotiation.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

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.