



# Minstrels


30 Causeway, Horsham, West Sussex


**STRUTT  
& PARKER**


BNP PARIBAS GROUP


# A restored Grade II listed house set in a convenient and sought-after town centre location


A handsome five bedroom attached family home brimming with period features combined with quality fixtures and fittings and elegant neutral décor. Benefitting from garaging and a private walled garden, it is located within the central Conservation area at the heart of the town centre, near to amenities and the station


**4 RECEPTION ROOMS**


**5 BEDROOMS**


**5 BATHROOMS & CLOAKROOM**


**GARAGING**

**WALLED GARDEN**

**FREEHOLD**

**TOWN CENTRE**

**4,084 SQ FT**

**GUIDE PRICE £2,500,000**

## The property

Minstrels is an exceptional Grade II listed house and one of Horsham's most historic and iconic buildings, hidden away on the picturesque Causeway right in the heart of the town. Recorded in its original form as two buildings, the twin gabled front denotes a hall house with cross wings dating from 1390 and its high status is evidenced by carved and moulded crown posts and purlins with other historic features including an original stone Tudor fireplace. The house has been subject to a complete and sensitive programme of internal and external restoration works over the last 3 years, including the exceptional Horsham stone roof and a new oak vaulted kitchen and dining extension. Minstrels now offers close to 4,084 sq. ft of light-filled, flexible accommodation arranged over two floors and garaging for two cars. Configured to provide both an elegant and practical living and entertaining environment, the property beautifully combines modern amenities with period detailing including diamond-lead glazing, exposed beams, original joinery and fireplaces with ceilings that are notably all generous in height. The accommodation flows from a

welcoming parquet-floored and part-panelled reception hall and accesses both a well-proportioned front aspect music room large together with a 26ft dual aspect living room with parquet flooring, a feature inglenook fireplace, bespoke shelving and French doors to the rear garden terrace. A door from the living room opens to an inner hall leading to a spacious and cosy front-aspect study/snug with a feature fireplace and woodburning stove. Doors from the inner hall also give access to a fully fitted utility room, cloakroom and the oak beamed tandem garage and mud-room area. The ground floor accommodation is completed by a 40ft stylish contemporary vaulted kitchen/dining room and entered via an informal seating area and fitted display cabinet. The new Leicht kitchen has a range of striated wood cabinets including a large central island with breakfast bar, modern Gaggenau integrated appliances, a dining area with space for a sizeable table and full-width patio doors to the garden to two aspects, south and west which provides excellent light for the space.









## The property continued

A turreted oak staircase rises from the living room to a part vaulted first floor and upper hall with further historic features and exposed timbers, which provides access in the southern part of the house to four double bedrooms, with en-suite shower rooms, one with a contemporary en-suite bathroom with twin sinks, a nickel freestanding bath and separate shower. All bathrooms have heated towel rails and both designer tiles and bathroom cabinetry. A separate private staircase rises from the kitchen to the principal bedroom suite, providing a dressing area, bedroom and modern shower room.

## Outside

Set behind a low-maintenance paved forecourt enclosed by low-level walling topped by mature lavender shrubs, the property is approached through double pedestrian gates and over a side driveway giving access to the integral 35ft tandem garage which has double oak doors to the rear garden. The well-maintained walled garden to the rear is laid mainly to level lawn bordered by well-stocked mature shrub beds and features a multi-level garden pond and generous

paved terraces accessible from both the living room and dining area, the whole ideal for entertaining and al fresco dining under the canopy of a mature magnolia. Further private parking can be arranged in the local Church carpark at the back of the property.

## Location

The market town of Horsham provides comprehensive facilities including both independent and national stores, supermarkets including Waitrose, Swan Walk shopping centre and, within easy reach of the property, Carfax with its cobbled streets and restaurant quarter. The town also has two cinemas, a theatre, leisure centre and sports club. Golf courses are available at nearby Manning Heath and Slinfold Golf & Country Club. Commuter links are excellent: services from Horsham mainline station (0.6 mile) reach London in under an hour, Gatwick in less than 20 minutes and the A24 and A23 link to the south coast and the motorway network including the M23 and M25, giving further access to London and its airports.

## Distances

- A24 (London-Worthing road) 1.8 miles
- A23 (London-Brighton road) 8.0 miles
- M23 (Junction 11) 8.1 miles
- London Gatwick Airport 15.8 miles
- Guildford 21.4 miles
- Brighton 25.0 miles
- Central London 41.3 miles
- London Heathrow Airport 42.5 miles

## Nearby Stations

- Horsham

## Key Locations

- Horsham Museum & Art Gallery
- Horsham Park
- Southwater Country Park
- Warnham Local Nature Reserve
- Leonardslee Lakes & Gardens
- Nymans (National Trust)

## Nearby Schools

- Christ's Hospital,
- Farlington
- Tanbridge School,
- Pennthorpe
- Cottesmore
- Forest School
- Millais School







The position & size of doors, windows, appliances and other features are approximate only.  
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## Location continued

The area offers a wide range of state primary and secondary schooling including Heron Way Primary and Tanbridge House Schools (both rated Outstanding by Ofsted) together with independent schools including Christ's Hospital, Farlington, Manor House and Cottesmore.

## Floorplans

Main House internal area 3,595 sq ft (334 sq m)

Garage internal area 489 sq ft (45 sq m)

Total internal area 4,084 sq ft (379 sq m)

For identification purposes only.

## Directions

RH12 1HE

what3words: ///class.thigh.lands

## General

**Local Authority:** Horsham District Council

**Services:** All mains services

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band H

**EPC Rating:** TBC

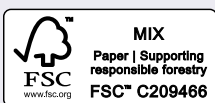
## Guildford

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