



Oaklands, Kent Street, Cowfold, Horsham, West Sussex

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BNP PARIBAS GROUP

Oaklands

Kent Street, Cowfold, Horsham, West Sussex RH13 8BB

A contemporary home with annexe dwelling, showcasing sustainable credentials, set in an aesthetically designed garden

Cowfold 1.8 miles, Henfield 5.4 miles, Haywards Heath mainline station 7.5 miles, Horsham mainline station 8.7 miles, Brighton 15.7 miles, London Gatwick Airport 17.5 miles, Guildford 30 miles, Central London 42 miles

Reception hall | Sitting room | Dining room
Study | Play room | Kitchen/breakfast/family room | Utility | Wine room | Office
2 Cloakrooms | Gym | Principal bedroom with en suite bathroom | 4 Further en suite bedrooms
Laundry room | Balcony | 2-Bedroom annexe
Triple garage | Heated swimming pool | Garden 10.81 acres | Solar panels (14kw and 4kw) | EPC rating A

The property

Oaklands offers an exquisite, state of the art family home built in 2022, with its inception founded on sustainability and responsible construction methods. Light-filled, versatile interiors provide an airy, open ambience with rooms featuring picture windows allowing views which connect to the surrounding terrain. The generous reception hall features a striking walnut staircase setting the tone for the stylish design and presentation on offer. Ground floor reception areas comprise a sitting room, formal dining room, a study and a flexible use play room, whilst at its heart is an impressive kitchen/living area which provides a relaxed, sociable hub. Fitted with sleek cabinetry and integrated appliances, the kitchen features an island unit and two sets of glazed doors to the outside terracing.

The first floor offers five bedrooms, each with luxurious en suite facilities. Two of these rooms provide access to a south-east-facing balcony. Ancillary space is provided by an upper level laundry room and a lower level utility room, and completing the accommodation is a versatile gym room and two cloakrooms. A supplementary two-bedroom annexe dwelling complements the stylish-presentation of the main house.

Outside

The garden at Oaklands has been designed and landscaped to provide a luxuriant outdoor sanctuary, with decked sun platforms, a splendid 17m pool with tiled surround featuring olive trees within planting pockets, and a series of steps which lead up to an elevated paved terrace. There are expanses of lawn, timber-edged raised planters, gravel pathways and a naturalistic, wildflower meadow. Beyond the immediate garden, the acreage offers a variety of opportunities, including provision of paddocks for equestrian-enthusiasts. The property enjoys a secluded setting with a length of driveway from Kent Street providing the approach to the frontage and culminating in a vast parking area alongside the triple garaging.

Location

Oaklands is situated in a rural setting to the east of Cowfold, with everyday amenities, including a convenience store, public house and well-regarded primary school. The village of Henfield is easily accessible to the south and offers a wider range of facilities, whilst slightly further afield, the market town of Horsham provides a comprehensive range of shopping, including a John Lewis at Home, Waitrose and the Swan Walk shopping centre. The mainline station at Horsham has services to London Victoria (from 53 minutes) and Haywards Heath station offers journeys to London Bridge (from 40 minutes). Road-users have good access to the A23 and A24 for links to the M25 and the A27 for access to south coast destinations.



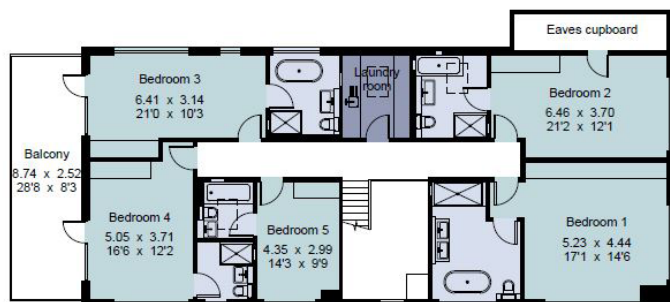








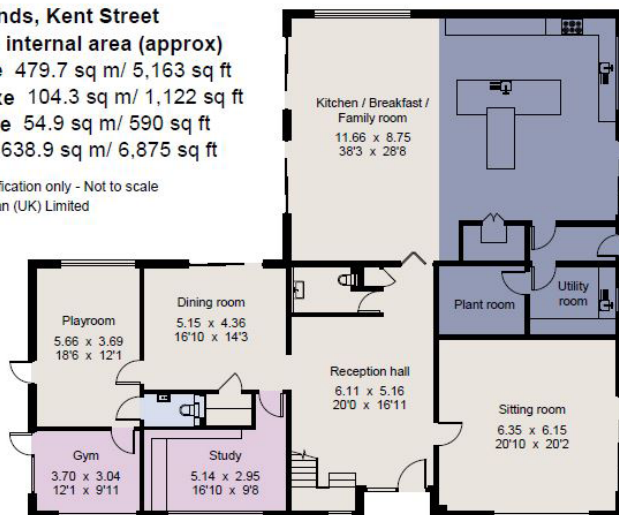




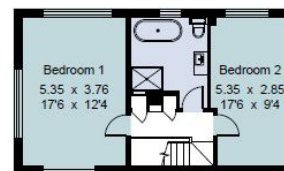
First floor

Oaklands, Kent Street
Gross internal area (approx)
House 479.7 sq m/ 5,163 sq ft
Annexe 104.3 sq m/ 1,122 sq ft
Garage 54.9 sq m/ 590 sq ft
Total 638.9 sq m/ 6,875 sq ft

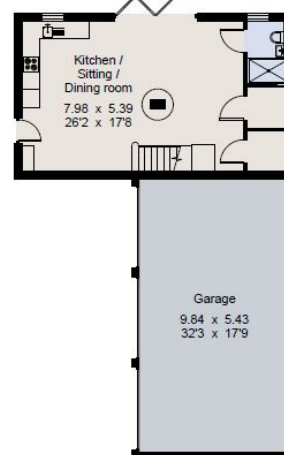
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Ground floor



First floor



Ground floor

Schooling in the vicinity includes Hurstpierpoint College, Lancing College, Brighton College, Christ's Hospital and Farlington School.

Directions

From the A23, exit onto the A272, sign posted to Cowfold and after approximately 2 miles take the left turning onto Kent's Street. After a short distance, the entrance to the property will be found on the left-hand side.

General

Local Authority: Horsham District Council, 01403 215100

Services: Services - Solar panels: 14kw PV (main house) and 4kw PV (annexe). Solar Edge batteries: 2 x10kw store energy for use at night. App shows usage and generation in real time. Central heating: air source heat pumps, underfloor to ground floor and radiators to first floor. Additional heating: woodburning stoves. Swimming pool: solar heat generating cover and air source heat pump. Mains water, private drainage (Klargester).

Council Tax: Council tax band TBC

Tenure: Freehold

Guide Price: £3,975,000

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