



Kerves Brook House, Kerves Lane, Horsham, West Sussex

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Kerves Brook House

Kerves Lane, Horsham West Sussex RH13 6RJ

A substantial country house, set in 12.6 acre grounds with equestrian facilities on the edge of Horsham

Horsham and station 1.8 miles (London Bridge 61 minutes, London Victoria 74 minutes, London Waterloo 81 minutes), Guildford 23.9 miles, Brighton 24.6 miles, A24 (London-Worthing road) 3.2 miles, A23 (London-Brighton road) 7.2 miles, London Gatwick Airport 16.6 miles, central London 41.8 miles

Gabled entrance porch | Galleried reception hall | Cloakroom | Drawing room | Sitting room family room | Orangery | Open plan kitchen and breakfast room | Study | Kitchenette / laundry room | Shower room | Garden room 5 bedrooms, 2 ensuite | Family bathroom Bedroom 6 | Self-contained annexe comprising kitchenette, shower room and bedsitting room with panoramic window | Landscaped gardens Triple garage | Double carport | 2 Stable blocks Outbuilding | 12.6 acre grounds | EPC rating E

The property

This substantial home offers spacious accommodation of almost 5,000 sq. ft. combining character with contemporary living, ideal for a variety of family uses and for entertaining. The reception hall has a cloakroom off, and features a solid wood turning staircase with full-length window and large galleried landing on the first floor, where the property provides a principal bedroom with en- suite bathroom, three further bedrooms, one with en-suite shower room, and a family bathroom. The ground floor accommodation comprises a stunning wooden beamed Orangery with Dining Area and double doors to the large rear stone paved terrace, opening to the family room

with brick fireplace and woodburning stove, a study and bedroom 5, each with patio doors to a south facing terrace, fully fitted kitchen/ breakfast room with double Belfast sink, AGA, integrated appliances and family room with French doors to the courtyard terrace. A further wing of the house leads off the kitchen into a drawing room and sitting room, each with woodburning stoves and vaulted ceilings. Double doors lead off these stunning rooms to the front terrace, and a stable door opens from the gym to the rear courtyard terrace. Arranged around an inner hall, a further ground floor suite includes a bedroom 6 / study, shower room and laundry room/kitchenette, and garden/living room with full length glass windows, external rear door and sliding doors to the courtyard terrace. From here, a further hall leads to the triple garage and to stairs which rise to a studio annexe comprising vaulted bedroom and living area with full-height feature window giving panoramic views overlooking the gardens and grounds, a kitchen and shower room.

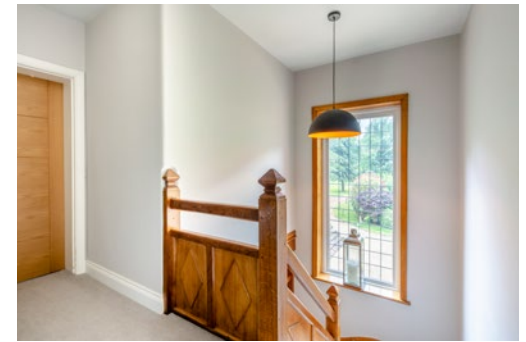
Outside

The property is approached via electric gates and a long tree-lined gravelled driveway with turning circle to a forecourt with a car barn and paved front terrace, and round to a further area of parking giving access to the attached triple garage. There is a productive vegetable garden with raised beds and a range of outbuildings including stables. These buildings extend to almost 4,100 sq. ft., and comprise a detached outbuilding with further covered and enclosed stores, stable blocks with hardstanding, loose boxes and tack rooms, and detached barn with additional covered garaging/storage. The beautiful gardens are laid mainly to lawn featuring an extensive wraparound terrace with hot tub area, screened by extensive hedging and trees with views over the paddocks. In all the grounds extend to 12.6 acres.





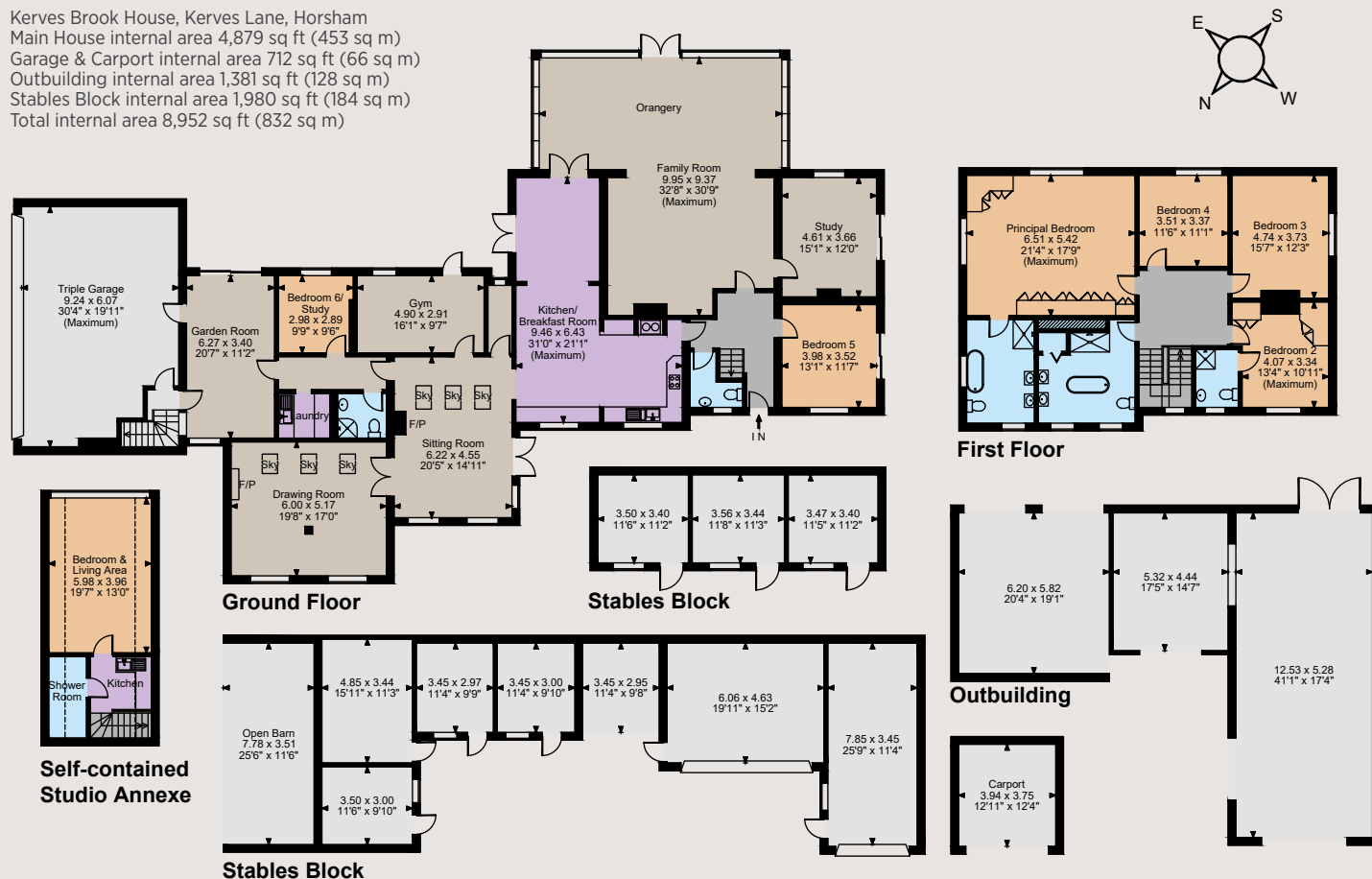








Kerves Brook House, Kerves Lane, Horsham
Main House internal area 4,879 sq ft (453 sq m)
Garage & Carport internal area 712 sq ft (66 sq m)
Outbuilding internal area 1,381 sq ft (128 sq m)
Stables Block internal area 1,980 sq ft (184 sq m)
Total internal area 8,952 sq ft (832 sq m)



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

□ □ □ □ Denotes restricted head height

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Location

Horsham is within easy reach including a delightful walk across fields into the historic Causeway, and offers a comprehensive range of stores. Horsham station offers mainline services to London in under an hour, with the A23 and A24 road link to the south coast and national motorway network nearby, giving access to both Gatwick and Heathrow Airports and to central London. The area offers a wide range of state primary and secondary schooling including Heron Way Primary School, Millais and Forest Schools, together with a good selection of independent schools including Christ's Hospital, Farlington, Cottesmore and Brighton College at Handcross Park, Ardingly and Hurst Colleges, and Reigate and Guildford Grammar Schools.

Directions

Leave Horsham to the east on the Brighton Road, turn right onto Kerves Lane and after 1.0 mile the property can be found on the left.

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains water, electricity and private drainage Klargesters. Oil fired heating.

Council Tax: Band H

Tenure: Freehold

Guide Price: £2,850,000

Horsham

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