



# The Oaks

Marlands Park, Barns Green, West Sussex



BNP PARIBAS GROUP

## A fine detached house with a wealth of elegantly appointed accommodation, in a peaceful and picturesque rural setting

A substantial home with stunning, luxury accommodation, set in a beautiful rural position four miles south of Horsham and close to the village of Barns Green. The property features airy, elegant living space with attractive contemporary styling and fittings throughout, while outside there is a delightful, extensive garden with views across the surrounding rural landscape



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**6 BATHROOMS**



**GARAGING**



**1.5 ACRES**



**FREEHOLD**



**RURAL**



**4,368 SQ FT**



**GUIDE PRICE  
£2,250,000**



### The property

The Oaks is an outstanding property offering more than 4,000 square feet of stylish, contemporary accommodation with plenty of natural light throughout. The property is arranged over three floors and includes four comfortable reception rooms and five well-presented double bedrooms.

The welcoming ground-floor reception hall features wooden flooring and a wooden staircase with a glass balustrade. An open squared archway leads to the main living and entertaining area, which enjoys an airy open-plan layout comprising a 29'3 long kitchen and breakfast room, a separate dining area, and a sitting room, all positioned at the rear of the house with southwest-facing views over the garden. The kitchen offers tiled flooring, extensive storage in modern white units with Neolith counter tops, integrated appliances, walk in pantry and a central island with a breakfast bar, with bi-fold doors opening onto the garden to seamlessly connect indoor and outdoor spaces. The dining area provides space for a large family table, while the well-proportioned sitting area has a dual

aspect, including another set of bi-fold doors to the rear garden. Additional storage is available in the walk-in pantry and utility room, and the ground floor is completed by a private study, ideal for home working.

The first-floor landing leads to three generous, luxury double bedrooms, including the impressive principal bedroom with its two dressing rooms and large en suite bathroom, with Italian fixtures, shower is also a steam sauna. The second and third bedrooms are also en suite and benefit from built-in wardrobes, while stairs lead to the second floor where there are a further two double bedrooms en suite. A second entrance to the property provides additional access into the utility room on the ground level, with stairs leading to the cinema room above the garage, with its built-in projector.









## Outside

The house is approached from Plumtree Cross Lane via a shared access lane, which leads to a gated entrance to the property, with a further driveway beyond which opens to a large parking area in front of the house. The integrated double garage provides further parking and home storage. The garden to both the front and rear of the property features rolling lawns bordered by established hedgerows and mature trees, as well as colourful flowerbeds with various perennials, grasses and fragrant shrubs, including lavender. There is also a spacious, southwest-facing patio area for al fresco dining, which welcomes plenty of sunlight throughout the day.

## Location

The property is in a rural position close to the popular village of Barns Green and under 2 miles to Christ's Hospital train station offering hourly trains to London (55 minutes) and within easy reach of the sought-after town of Horsham. Barns Green has a local pub, a primary school and a village shop. Christ's Hospital School offers a nearby gym whilst Slinfold boasts a

popular village shop, church, public house and primary and pre-schools. The Horsham suburb of Broadbridge Heath provides further local amenities including a supermarket, a leisure centre and a primary school. Horsham, which is within 4.5 miles offers a more comprehensive range of facilities, with a John Lewis at Home, a range of large supermarkets and a shopping centre. Its cobbled streets house a variety of restaurants, a theatre, cinema, leisure centre and mainline railway service to London Victoria (approximately 48 minutes) and London Bridge (approximately 60 minutes). There are also excellent road connections to Guildford, Brighton, Gatwick Airport and the M25, and great recreational and sporting facilities nearby, including Slinfold Golf & Country Club and Horsham Sports Club as well as walking and hiking in the surrounding countryside.



## Distances

- Barns Green 0.8 miles
- Broadbridge Heath 3.0 miles
- Southwater 3.6 miles
- Billingshurst 4.3 miles
- Horsham 4.5 miles

## Nearby Stations

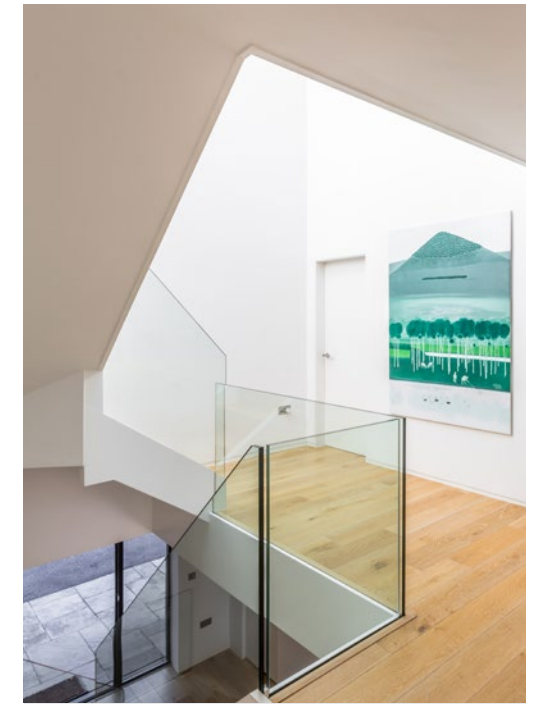
- Christ's Hospital
- Billingshurst
- Horsham

## Key Locations

- Warnham Local Nature Reserve
- Sumners Ponds
- Southwater Country Park
- Leonardslee Lakes & Gardens
- Nymans Gardens
- South Lodge Spa

## Nearby Schools

- Tanbridge House School
- Christ's Hospital
- Millais Girls and Forest Boys Schools
- Farlington School
- Pennthorpe
- Cottesmore
- Hurstpierpoint College







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

□ □ □ □ Denotes restricted head height

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### Floorplans

Main House internal area 4,368 sq. ft (406 sq. m)

Garage internal area 378 sq. ft (35 sq. m)

Total internal area 4,746 sq. ft (441 sq. m)

For identification purposes only.

### Directions

RH13 0BF

what3words: ///array.compounds.bundles

### General

Local Authority: Horsham District Council

Services: Mains services. 4 system control panel installed for stereo, lights and heating, car charger and starlink.

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

Council Tax: Band H

EPC Rating: B

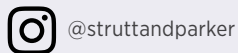
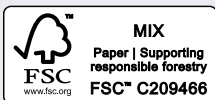
## Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565

guildford@struttandparker.com

struttandparker.com



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