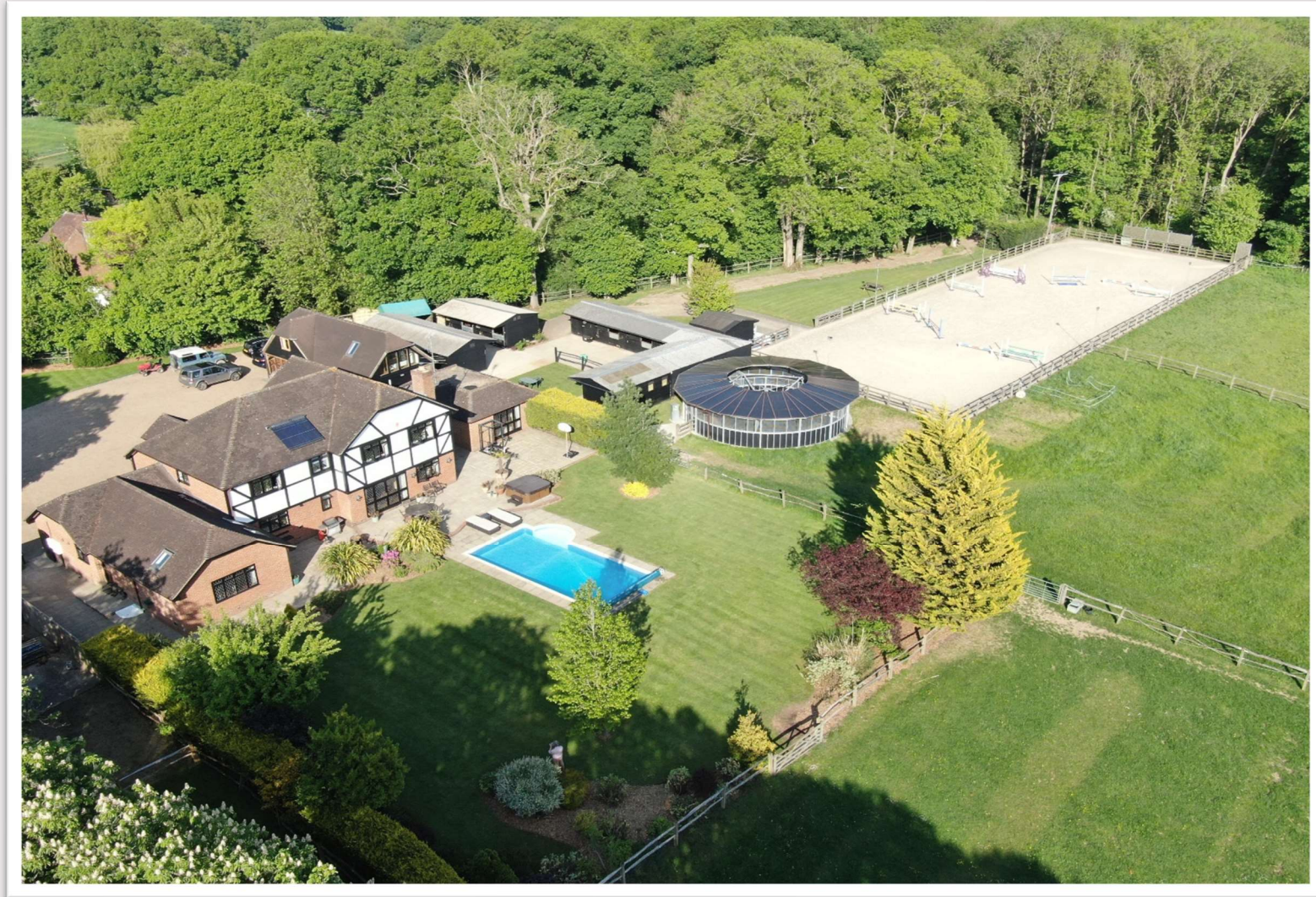


CHURCHILL
COUNTRY & EQUESTRIAN



CHESTNUTS
BROOKS GREEN, WEST SUSSEX

CHESTNUTS

**TROUT LANE, BROOKS GREEN, HORSHAM, WEST SUSSEX,
RH13 0JN**

A beautifully presented and spacious 5 bedroom house with excellent equestrian facilities, outbuildings including a 1 bed studio flat, and land extending to some 3.41 acres.

Set back from the road and accessed via electric gates, Chestnuts is situated in a rural position in the hamlet of Brooks Green, yet within close proximity to the market town of Horsham.



The Property

GROUND FLOOR

- ~ Entrance Hall
- ~ Large Kitchen / Breakfast Room
- ~ Dining Room
- ~ Living Room
- ~ Triple Aspect Family Room
- ~ Music Room
- ~ Office
- ~ WC / Wet room with Shower
- ~ Large Utility Room

FIRST FLOOR

- ~ Master bedroom with en-suite
- ~ Double bedroom with en-suite
- ~ Further 3 double bedrooms
- ~ Modern family bathroom

GARDENS & GROUNDS

- ~ Beautiful, mature garden
- ~ Heated swimming pool & hot tub

EQUESTRIAN FACILITIES

- ~ 9 Stables (1 temporary)
- ~ 60m x 20m sandschool with mirrors
- ~ 5 bay covered Monarch Horsewalker
- ~ Feed room, tack room, wash down bay

OUTBULDINGS

- ~ Triple Bay Oak Framed Garage & Workshop
- ~ 1 bedroom self-contained studio flat above

THE LAND

In all, the land extends to 3.41 acres divided into 6 paddocks





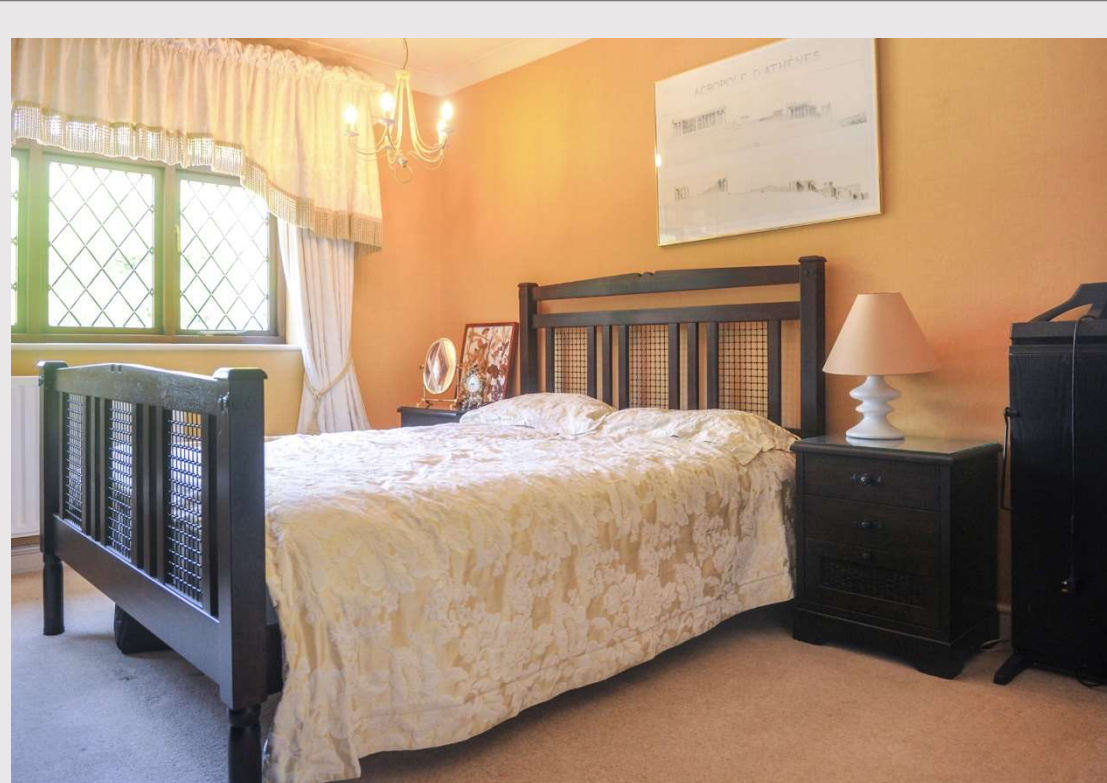
A spacious entrance hall provides access to the reception rooms on the ground floor which include the large, fully fitted kitchen with a range of built-in cupboards, a Rangemaster stove and lovely views over the garden. Adjacent to the kitchen there is a vaulted ceiling orangery with oak flooring which works well as a breakfast room or additional dining area. There is a separate dining room along with a living room with an open fireplace and double doors out to the garden, a large, triple aspect family room, a further double aspect music room and a good-sized study. Downstairs there is also a large utility room, a separate shower/wet room and a WC.

Upstairs, the master bedroom is particularly spacious and benefits from built-in wardrobes and an en-suite. There is another double bedroom with an en-suite, along with three other double bedrooms and a modern family bathroom with a separate bath and shower.

Outside, the property benefits from a beautiful garden which overlooks the property's land. There is a south west facing patio area extending the full length of the house along with a heated swimming pool and a hot tub. To the front of the property there is a triple bay oak framed garage and workshop which has a self-contained 1-bedroom studio flat above. This has been beautifully converted and comprises an open plan kitchen / living room / bedroom with a separate bathroom. Furthermore, there is ample parking for a number of cars along with horseboxes and trailers.

The equestrian facilities are particularly smart and have been well thought out and designed by the current owners. There are 9 stables, one of which is temporary, along with a wash down bay, a tack room and a feed room. In addition, there is a covered 5 bay Monarch horsewalker, a 60m x 20m sand and fibre school with mirrors which was built by Bill Kear and in all, the land extends to some 3.41 acres which is divided up into 6 paddocks, all with water connected. We are advised by the current owners that there may be further land available to rent by separate negotiation.



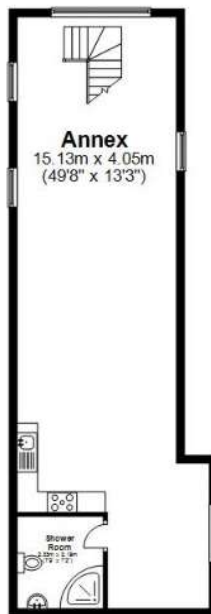




Chestnuts
Ground Floor
 Approx.
 459.1 sq.m (4941.5 sq. ft)



First Floor
 Approx.
 191.5 sq.m (2061.4 sq. ft)



TOTAL AREA APPROX
 7002.9 sq. ft



LOCATION

Chestnuts is situated within the hamlet of Brooks Green, yet within close proximity to the market town of Horsham which has an extensive range of shops and recreational facilities. There is also a mainline railway station at Horsham which offers a service to London Victoria and London Bridge in just under an hour.

There are a range of well-respected schools in the area including Pennthorpe, Christ's Hospital, Farlington and Cottesmore. Both Gatwick Airport and Brighton are easily reached via the M23 and both the A24 and the A272 are close by offering good road links.

FURTHER INFORMATION

Services: LPG, mains water, private drainage

Local authority: Horsham District Council

Tax Band: H

EPC: E

Tenure: Freehold

Photographs: Taken May 2020

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents – 01403 700222.

Promap: For indicative purposes only, not to scale.



