

**CHURCHILL**  
COUNTRY & EQUESTRIAN



**BLUE CEDARS**  
**BROOKS GREEN, WEST SUSSEX**

# Emms Lane, Brooks Green, Horsham, West Sussex, RH13

A substantial and versatile 5-bedroom family home on a generous 0.7 acre plot with 3 stables, double garage, extensive gardens and pony paddock.

- **A versatile and spacious 5-bedroom family home**
- **Generous plot with extensive gardens**
- **3 Stables, hay store and small paddock**
- **Private electric gated entrance and large driveway with off road parking**
- **Double garage**
- **Attractive newly fitted kitchen with central island and open brickwork features**
- **Two log burners**
- **Air-conditioning in the principle bedroom and two other bedrooms**
- **Charming property with a blend of modern characterful features throughout**



## The Property

The property is situated in the quiet hamlet of Brooks Green and approached via an impressive electric gated entrance. The generous gardens surround the property which is mostly laid to lawn with mature trees and an attractive patio with pagoda.

The newly fitted kitchen is a central hub of this family home which offers versatile and adaptable living spaces suitable for a variety of arrangements, catering to large families, entertaining guests, or the potential to create a sizeable annexe within the premises.

Downstairs, abundant living areas include a formal lounge, family room, newly fitted kitchen / breakfast room, utility room, a spacious dining room linked to the entertainment room featuring a fitted bar and a double bedroom with an ensuite and conservatory which is currently utilized as a gym.

The property enjoys the convenience of two staircases servicing the upstairs, with four double bedrooms. Two with ensembles while the other two are serviced by a Jack and Jill bathroom. Three bedrooms (including the principle) offer the added luxury of air-conditioning, and the principle bedroom benefits from built-in storage and views over the garden and paddock behind.

## Outside

Outside, the attractive gardens are mostly laid to lawn with a large patio area, pagoda and a variety of mature trees and hedges.

The expansive driveway provides access to the house, double garage, and stables situated behind. The three wooden stables accompanied by a feed store and hay store offer an ideal set up for someone wanting to keep a family pony or other animals, or alternatively, serve as further storage or a workshop area.

## Location

Nestled in the hamlet of Brooks Green the property is in a lovely semi-rural position within close reach of local amenities. Barns Green is close by with village shop, pub and popular Sumners Ponds fishery and café. Horsham town is just a 17 minutes' drive and there are regular rail services to London from Christ's Hospital (3.4 miles), Billingshurst (5.6 miles) and Horsham (7.9 miles).



### Further Information

**Services:** Mains water, electricity, oil fired heating and private drainage.

**Local authority:** Horsham District County Council

**Tax Band:** G

**EPC:** Band F

**Tenure:** Freehold

**Photographs:** Taken April 2024

**Viewings:** All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

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Approximate Area = 3431 sq ft / 318.7 sq m (includes garage)

Limited Use Area(s) = 107 sq ft / 9.9 sq m

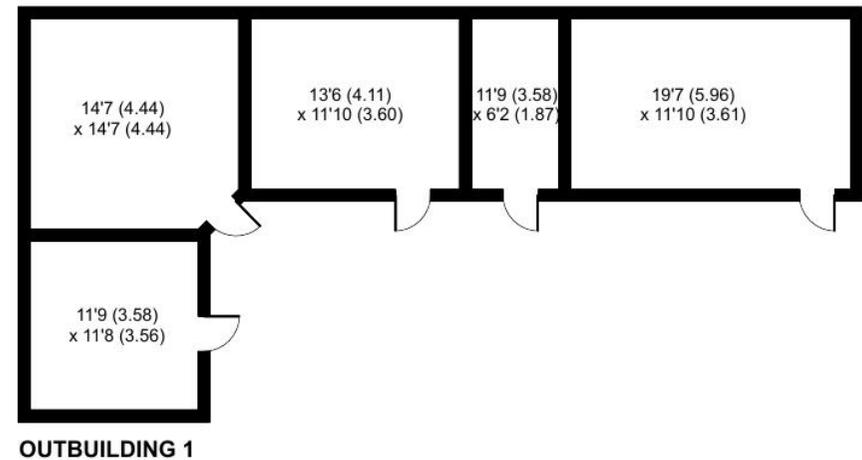
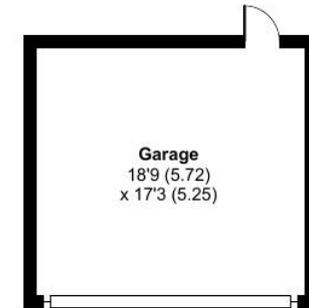
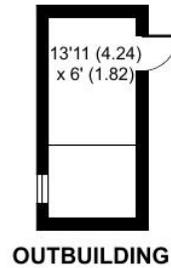
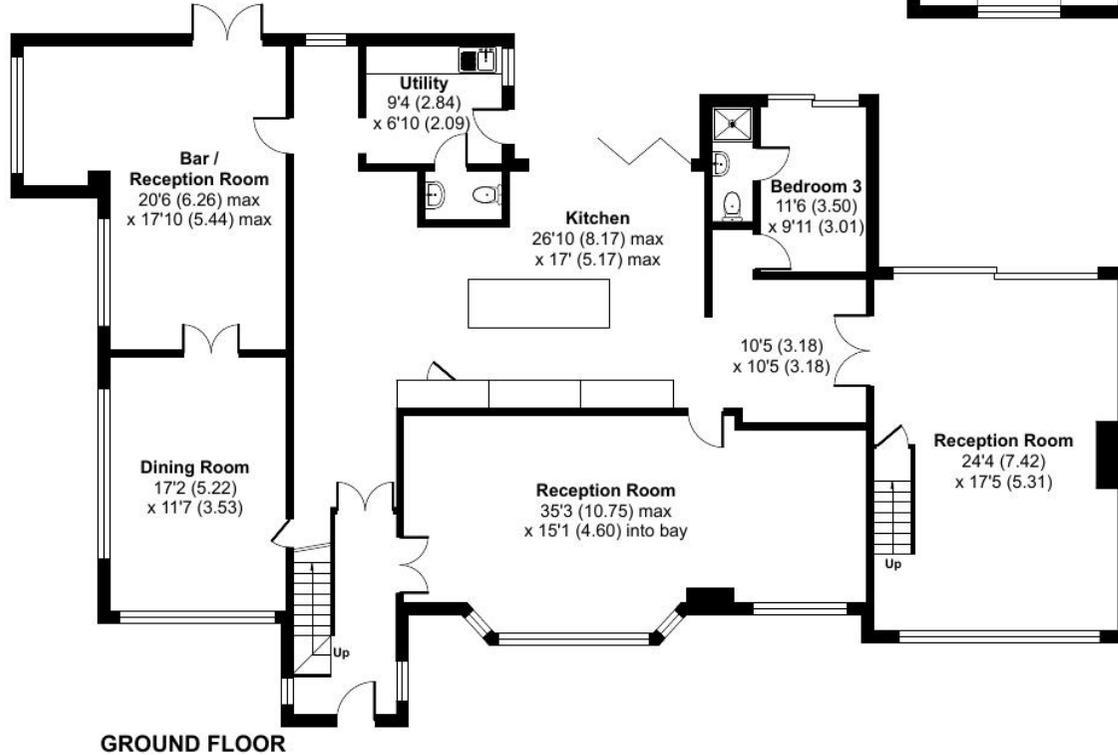
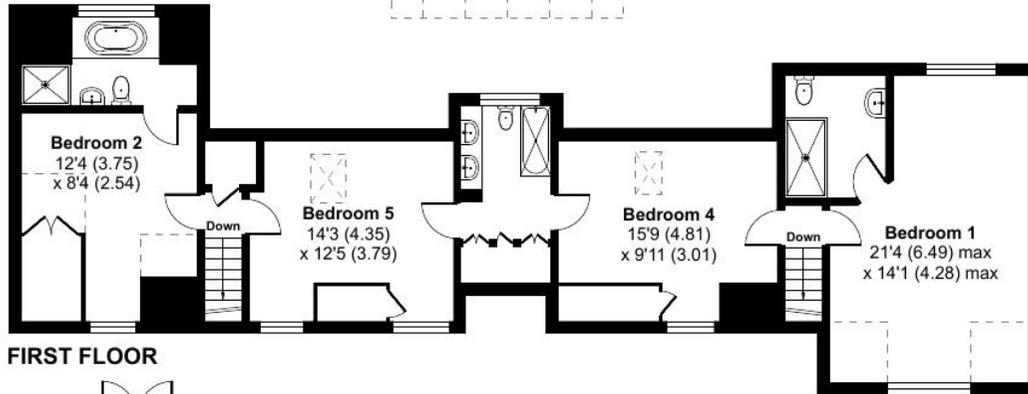
Garage = 323 sq ft / 30 sq m

Outbuilding = 903 sq ft / 83.8 sq m

Total = 4764 sq ft / 442.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Churchill Estate Agents. REF: 1108264



**Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.**

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.