



TYTHE BARN

2 KINSBROOK • BROOKS GREEN

**marcus
grimes**
estate agents



TYTHE BARN

2 KINSBROOK • BROOKS GREEN • NR HORSHAM • WEST SUSSEX • RH13 0AT

Description

Situated in this blissful rural location in the hamlet of Brooks Green stands this extraordinary imposing six bedroom newly built family house standing in just under an acre of south facing gardens forming part of this exclusive five property gated development constructed by Banner Homes Ltd in 2014. The traditional barn style frontage is complemented by a contemporary style glass façade edged in a substantial oak frame. The spacious entrance hall features a central rising staircase in American walnut show casing a vast vaulted ceiling and the open hall and landing. The accommodation essentially offers 5 principal reception rooms together with a wonderful open plan fully fitted kitchen with large breakfast table space and family seating area. In addition the ground floor provides two cloakroom/WC's, a utility room and internal access through to the treble garages with their electric up and over doors. The first floor offers a superb master bedroom suite with dressing area and ensuite, the remaining 5 bedrooms all have their own ensuite facilities with one bathroom being dual accessed from the landing. The bedroom above the garage complex has its own access staircase from the utility room and side door making this a perfect room for au pair or dependant relative. The internal area we understand to extend to approximately 490 sqm (5280 sqft). Outside the wide expanse of block paved driveway parking provides ample turning for vehicles in front of the house and garaging. The rear gardens have been landscaped and grassed with a wide terrace overlooking the level lawns with ornamental shrubs and tree plantings to one side and mature deciduous woodland to the west. In all the plot extends to some 0.9 of an acre. To view the construction delayed action pictorial of the Kinsbrook development taken by the builders throughout the project go to the following address https://www.youtube.com/watch?v=V_a0t00h2es.



High Street, Cuckfield
West Sussex RH17 5JU
01444 451818

salesck@marcusgrimes.co.uk



VIEW FROM FIRST FLOOR

Location

The development lies to the south of the Lackenhurst Lane in the pretty village of Brooks Green just over a mile from the nearest local shopping at Southwater, as well as being a couple of miles from Barns Green which has a village store, Post Office, medical centre and primary school. The ancient county town of Horsham is 3.2 miles away providing a full range of traditional shops and services, a cinema, schools and colleges together with many pubs and restaurants. The nearest mainline railway station is at Christ's Hospital less than 10 minutes drive with services into London from 1hr 10 mins. Local countryside is accessible from the many public footpaths close by.

Features

- Electric gated entrance to development
- Underfloor heating to ground & first floor from air source heat pump
- Independent room temperature thermostat controllers
- Solid American walnut internal doors
- LED lighting throughout
- Ceramic tiled floors to hallways and kitchen areas
- Argon filled double glazed window units
- Professional kitchen with integrated appliances by Siemens
- Pop up extractor blade and pop up TV to kitchen units
- Integrated coffee maker. DeDietrich electric induction hob
- Boiling water tap to kitchen sink

- Sanitary ware by Villeroy and Boch
- Tinted reflective glass to the front façade
- Individual room temperature thermostats
- Professionally installed alarm system
- Cabled for Sonos sound system or similar
- NHBC guarantee

Information

Service charge approx. £1500 pa
 Private company run by the 5 residents within the development to maintain the communal areas and facilities, including the emptying of the septic tank, public liability and servicing of the electric gates.





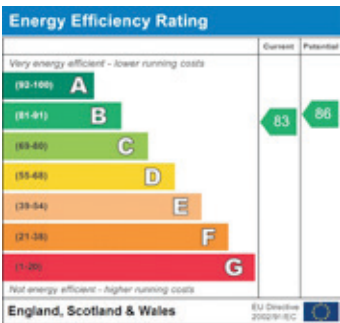
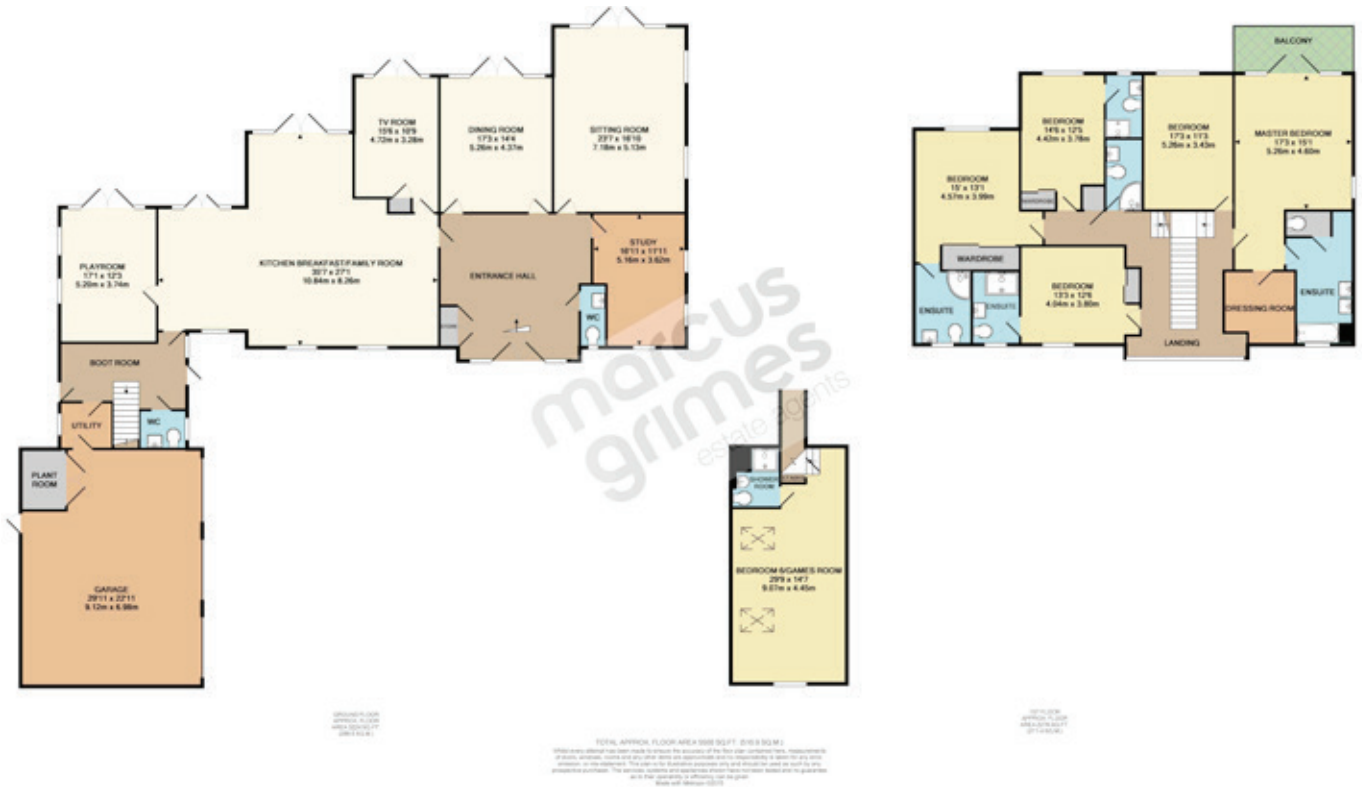
Local authority
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL
01403 215100

Directions
From the A272 at Coolham crossroads proceed north sign posted Brooks Green and Barns Green along the Coolham Road. Continue for about 2 miles into Brooks Green and at the staggered crossroad bear right into Lackenhurst Lane. The entrance to Kinsbrook is a little way along this road on the right-hand side.

**marcus
grimes**
estate agents

WWW.MARCUSGRIMES.CO.UK





Important notice

1. Particulars: These particulars are not an offer or contract, nor part thereof. You should not rely on statements by Marcus Grimes Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. No one in the employ of Marcus Grimes Estate Agents has authority to make representations about the property and accordingly any information given is entirely without responsibility on either the part of the agents the sellers or the lessors. 2. The photographs provided only show parts and certain aspects of the property as they appeared at the time when they were taken. Areas, distances and measurements are only approximate. 3. Property usage, structural alterations, planning permission and planning potential and their validity must be specifically sought and verified via independent means, such as a surveyor or solicitor on behalf of the proposed purchaser. 4. Page and Grimes Ltd trading as Marcus Grimes Estate Agents is a limited company registered in England with registered number 2324862. Our registered office is Priestfield Farm, Henfield Road, Albourne, West Sussex. BN6 9DE



**marcus
grimes**
estate agents