

Kiln Cottage Brick Kiln Common, Wisborough Green - RH14 0HZ

Guide Price £900,000

Henry Adams
estate agents

Kiln Cottage, Brick Kiln Common

- Character property set in idyllic peaceful grounds of half an acre
- Bespoke fitted kitchen with large central island and breakfast bar with views over the gardens
- Large sitting room with exposed beams, brickwork, and a woodburning stove
- Main bedroom suite with ensuite bathroom
- Double guest bedroom and two further bedrooms
- Two versatile reception rooms, including a snug and large conservatory
- Wrap-around gardens edged with mature plants, trees, and areas of patio to enjoy dining and nature
- Driveway parking with car port, garage, multiple outbuildings, and storage
- Secluded rural setting just a short drive from the sought-after village of Wisborough Green, positioned down a private lane
- Offered with vacant possession and no onward chain

This exceptional detached character property, set in idyllic and peaceful grounds of half an acre, offers an outstanding opportunity to acquire a unique family home positioned in a secluded rural setting, a short drive from the highly sought-after village of Wisborough Green.

Tucked away at the end of a private lane and bordering ancient woodland just inside the South Downs National Park, the property offers a high degree of privacy. It is a haven for outdoor enthusiasts, with footpaths accessible immediately from the front gate to explore the Downs. Despite this peaceful setting, the location remains highly connected: Wisborough Green is approximately 10 minutes by car, a mainline train station is under 15 minutes away, and Gatwick Airport can be reached in under 45 minutes.

The residence combines timeless charm with modern comforts throughout. The heart of the home is the bespoke fitted kitchen, which features a large central island and breakfast bar, integrated appliances, and delightful views over the gardens, while a separate utility room and cloakroom provide added convenience.



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The spacious sitting room is a true highlight, boasting exposed beams, characterful brickwork, and a welcoming woodburning stove, making it the perfect space for relaxing or entertaining. Oak flooring extends throughout much of the ground floor, enhancing the sense of quality and warmth. In addition to the principal living spaces, the property offers two further versatile reception rooms, including an additional sitting room or snug with a large conservatory that is ideal for year-round enjoyment.

The main bedroom suite provides a tranquil retreat, complete with an ensuite bathroom, while the double guest bedroom and two further bedrooms ensure ample accommodation for family and guests.

The property is offered with vacant possession and no onward chain. Practical features include driveway parking, a car port, a garage, and multiple outbuildings and storage options, catering to a variety of needs.

This rare opportunity to secure a characterful home in such a desirable and private location is not to be missed. For those seeking a blend of period features, generous living spaces, and rural privacy surrounded by nature, this property presents an outstanding proposition.





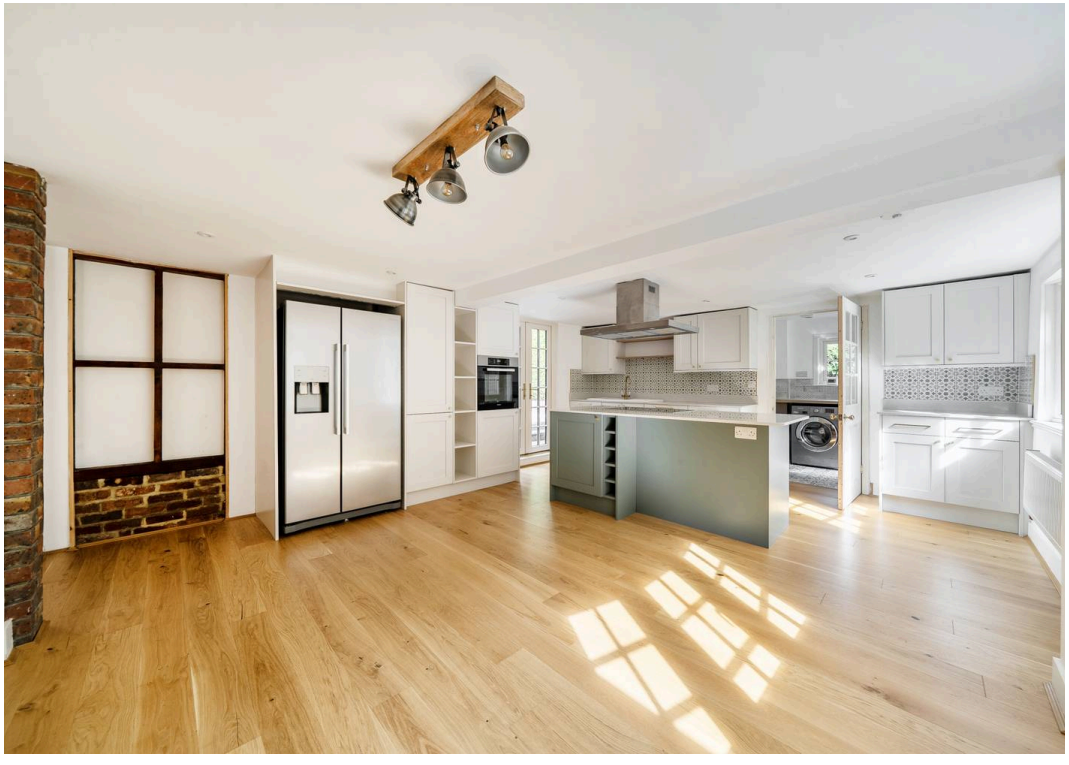
- Council Tax band: F
- Tenure: Freehold
- EPC Energy Efficiency Rating: E
- EPC Environmental Impact Rating: F



























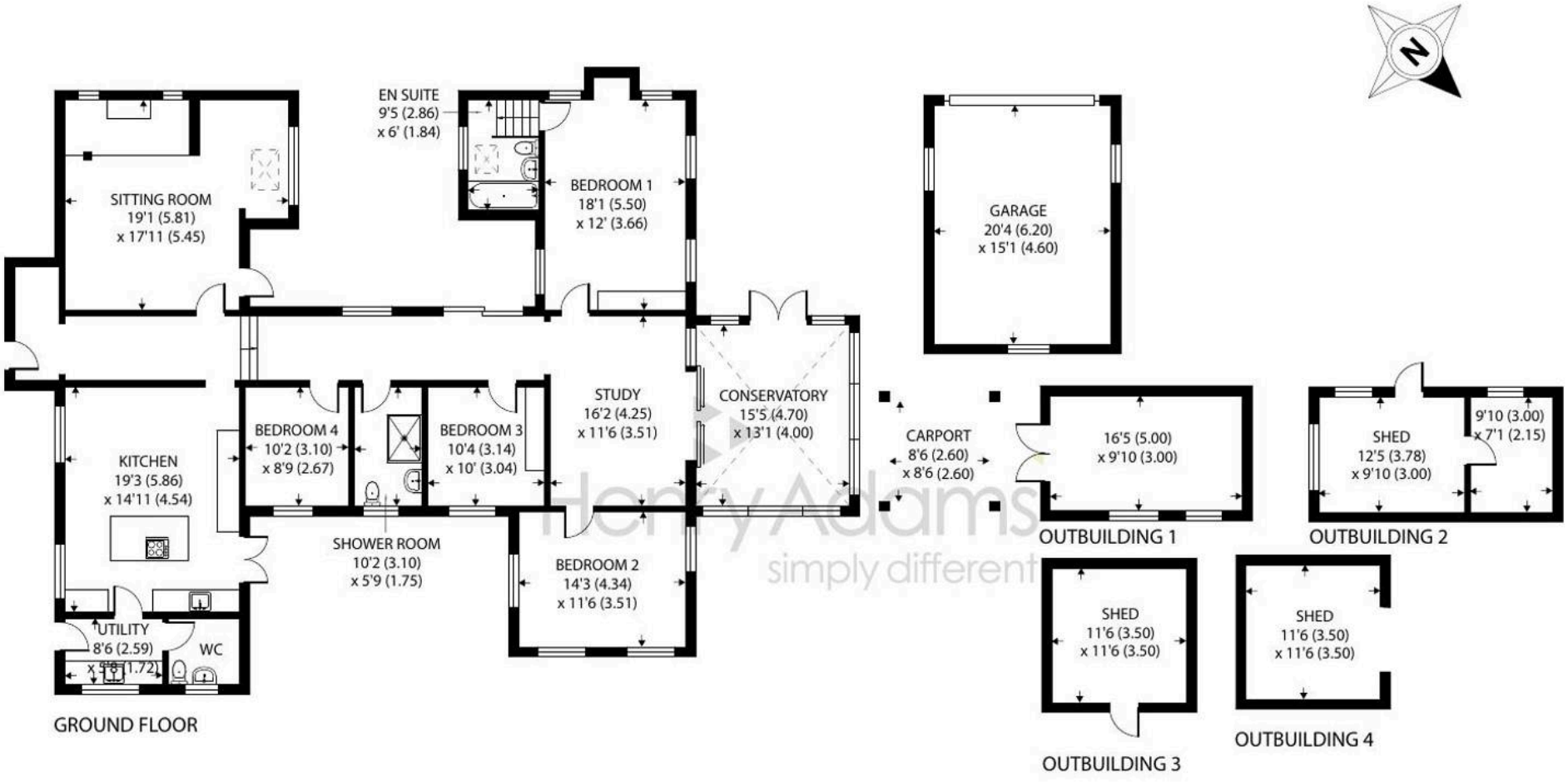












Approximate Area = 2112 sq ft / 196.2 sq m (excludes carport)
Garage = 307 sq ft / 28.5 sq m
Outbuildings = 621 sq ft / 57.7 sq m
Total = 3040 sq ft / 282.4 sq m

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any