

Barnaby Ridge, Copperfields, Horsham, RH13 6PZ

Offers Over £1,350,000

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent









Tenure: Freehold

Bedrooms: 5 | **Bathrooms:** 3 | **Receptions:** 3

A beautifully refurbished five bedroom country home, set within the exclusive Copperfields development on the former Coolhurst Estate, to the south east of Horsham and bordering the southern edge of St Leonard's Forest. Built in 1996 by esteemed housebuilder Hill Reed Homes, Copperfields comprises just ten individual houses. Barnaby Ridge occupies a beautiful setting within the development, surrounded by attractive, well established gardens, and has been transformed by its current owners through an extensive programme of improvements. The most significant addition is a stunning extension housing a glorious bespoke kitchen and dining room. This forms part of a wider renovation that includes beautifully fitted bathrooms, new flooring and redecoration throughout, creating an exceptionally well appointed home. Considerable thought has also gone into making the house comfortable and efficient to run, with improvements to the heating system, recently fitted high quality double glazed windows and bifold doors with integrated blinds, photovoltaic solar panels with battery storage, and an electric car charging point. The ground floor accommodation comprises a spacious entrance hall, a dual aspect sitting room with an inglenook fireplace and woodburning stove, a separate dining room, a versatile study or downstairs bedroom, the extended kitchen and dining room, a utility room and downstairs cloakroom complete the ground floor. Upstairs, the unusually bright landing leads to a principal bedroom with a recently fitted ensuite bathroom, a guest bedroom with its own ensuite shower room, three further bedrooms and a recently fitted family shower room. Outside, the gardens wrap around the house, with established hedging, mature specimen trees, well kept lawns and a large Indian sandstone patio providing a wonderful space for entertaining. The detached double garage has a studio above, currently used as a home office, while the substantial and beautifully finished summer house provides another exceptionally versatile space. Despite its peaceful setting, Barnaby Ridge is within walking distance of some of Horsham's most highly regarded schools, with both the town centre and railway station less than two miles away. Viewings are highly recommended to appreciate the quality, setting and versatility of this exceptional home.

Location: The vibrant market town of Horsham is just a mile and a half walk away, offering a unique blend of historic charm and modern amenities. The bustling high street is home to a fantastic array of shopping facilities, "Eat Street" as it's known locally has a broad range of restaurants and cafés, there are fantastic schooling options locally, with a number of award winning nurseries and primary schools. Tanbridge House secondary school is a short walk away and Pennthorpe and Farlington private schools are all a short car journey away. Sporting facilities include state of the art gyms, tennis courts, all weather football pitches, a fantastic cricket ground plus private and municipal golf courses. For lovers of the great outdoors, Horsham is surrounded by some of the Souths' most spectacular countryside, with activities ranging from scenic country walks to adrenaline fuelled mountain bike trails, all within easy reach. Transport links include Horsham mainline train station with direct routes to London and the coast, Gatwick airport is only a 20 minute drive away and there is excellent road access via the A24 to the surrounding area and motorway network.

Council Tax Band - G

EPC Band - E

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