



Kerves Lane, Horsham, West Sussex, RH13 6RJ





Presenting a unique and rare opportunity to acquire a stunning barn conversion located on the edge of the sought-after West Sussex market town of Horsham. The location is private but not isolated, being well-connected, ideal for commuters and offers great access for Horsham Town centre which offers an abundance of shops and amenities.

#### KERVES BARN

Kerves Barn is an attractive barn conversion, offering well-presented accommodation which is mainly arranged on the ground floor. It provides generous living space, with a spectacular vaulted dining room following through to the sitting room, offering dual aspect views and a fireplace fitted with a woodburning stove. A glazed door leads through to the garden room providing a wonderful additional space. The garden room and the sitting room both have French doors opening to the sheltered south-facing courtyard garden, creating a lovely spot to eat or entertain outdoors.

There are two bedrooms and a shower room situated in the south wing of the ground floor; the kitchen/breakfast room lies in the north wing, served by a utility room, beyond which lies bedroom four, which is currently used as a study.

Beautiful turned stairs with a galleried landing lead to the principal bedroom on the first floor with a dressing area and an en suite bathroom. In addition to the pretty courtyard garden, Kerves Barn has an enclosed east-facing garden, which is mainly laid to lawn.

**ANNEXE AND GARAGING/ POTENTIAL OFFICE SPACE (stpp)**  
The large detached outbuilding provides garaging, storage and ancillary accommodation comprising living room, bedroom, kitchen, shower room and separate WC. This space also has the potential to convert to dedicated office space (stpp).



Accommodation with approximate room sizes:

Maximum measurements unless stated otherwise.

**KERVES BARN:**

Front door to ENTRANCE HALL

KITCHEN/BREAKFAST ROOM 12'10" x 11'11" (3.91m x 3.63m)

UTILITY ROOM

STUDY/BEDROOM 14'09" x 11'11" (4.50m x 3.63m)

DINING ROOM 15'07" x 13'06" (4.75m x 4.11m)

SITTING ROOM 21'06" x 17'04" (6.55m x 5.28m)

GARDEN ROOM 7'10" x 7'10" (2.39m x 2.39m)

INNER HALL LEADING TO SHOWER ROOM

BEDROOM 11'04" x 6'08" (3.45m x 2.03m)

BEDROOM 11'0" x 9'11" (3.35m x 3.02m)

FIRST FLOOR

DRESSING AREA

EN-SUITE BATHROOM

PRINCIPAL BEDROOM 13'0" x 11'01" (3.96m x 3.38m)

SOUTH FACING COURTYARD GARDEN

ONE BEDROOM ANNEXE/POTENTIAL OFFICE SPACE

LIVING ROOM 12'01" x 11'04" (3.68m x 3.45m)

KITCHEN

BEDROOM 12'09" x 10'09" (3.89m x 3.28m)

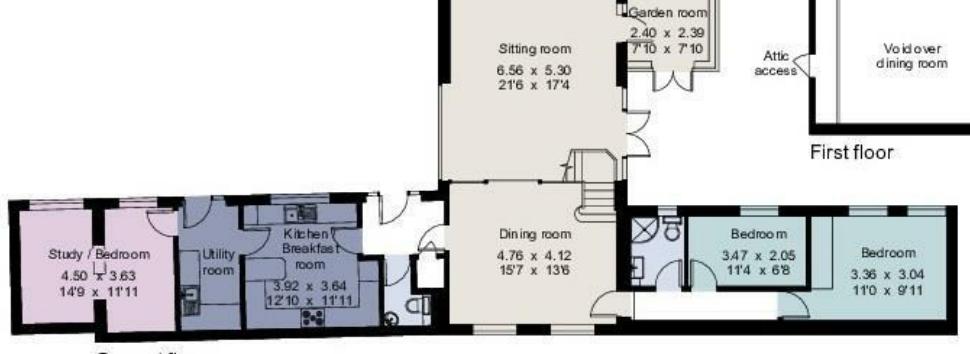
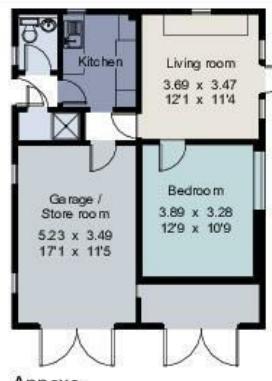
SHOWER & W.C



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Kerves Farm Barn, Horsham  
Gross internal area (approx) 172.5 sq m / 1,856 sq ft

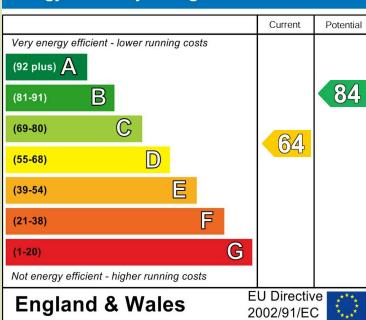


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tel: 01403 270270

#### Energy Efficiency Rating



LOCAL INFORMATION: Horsham is a thriving market town, offering a good range of high street and independent shops, a theatre, a cinema, a railway station and a leisure centre. The property is just across the road from Chesworth Farm owned by HDC, a popular dog walking area with all weather paths and an abundance of wildlife.

There are many leisure activities available locally, including local clubs for football, rugby, cricket and theatre; across Sussex, activities include show jumping at Hickstead, sailing at Ardingly and golf at Mannings Heath or one of the many courses across the county. The surrounding countryside offers miles of footpaths and bridleways. Spa and country house hotels include South Lodge, Ockenden Manor, and Alexander House. Sussex offers a vibrant cultural scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of events.

TRANSPORT: Horsham offers regular direct services to London Victoria and London Bridge/St Pancras International, journey time from 55 minutes. Three Bridges, 11 miles, offers regular fast trains to Central London, journey time from 40 minutes. To the east, the A23/M23 gives access to Gatwick airport (16 miles), central London (36 miles) and the south coast. There are many highly regarded state and private schools in the local area including Heron Way primary school, Cottesmore Prep School, Handcross Park (Brighton College), Millais School, Christ's Hospital, Farlington and Worth. All journey times and distances are approximate; walking times taken from Google Maps.

SERVICES TO KERVES BARN: Propane gas-fired central heating and hot water. Mains water and electricity. Shared private drainage (Klargester).

SERVICES TO ANNEXE: Mains electricity and water. Shared private drainage (Klargester).

COUNCIL TAX - Kerves Barn - Band G.

EPC RATINGS: Kerves Barn - D rating.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

#### MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.