



# Kerves Farm Cottage

Kerves Lane, Horsham, West Sussex, RH13 6RJ



# KERVES FARM COTTAGE

A charming timber clad cottage set in the rural outskirts of the popular market town of Horsham. The property is beautifully presented throughout with a wide range of equestrian facilities and set in approximately 8.34 acres (3.24 hectares).

## Ground Floor

- Entrance Hall
- Cloakroom/Utility Room
- Sitting Room
- Family Room/Conservatory
- Bedroom 1 with En-Suite Bath/Shower Room

## First Floor

- Landing
- 2 Further Bedrooms
- Family Bathroom

## Outside

- Open fronted Timber Garage with Log Store
- Yard with 8 Stables
- Store Barns
- Tack and Feed Rooms
- 2 Field Shelters
- 20 x 40 Ménage



## DESCRIPTION

Kerves Farm Cottage is a charming detached timber clad property set within the rural outskirts of Horsham. The property has been beautifully converted by the current owner and comprises well presented accommodation set within a private lawned rear garden with summerhouse. The wide range of equestrian facilities include an 8 stable yard with further barn divided into tack room, feed room, tractor barn and storage area. The total gardens and grounds extend to approximately 8.34 acres (3.24 hectares). The main features of the property include:

- **Entrance Hall**
- **Sitting Room** A delightfully cosy room with exposed brick fireplace with inset wood burner with a back boiler which provides the heating and hot water, set on a brick hearth with timber mantle over. The room also features timber flooring and exposed beam.
- **Family Room/Conservatory** This light, bright room with solid timber flooring, features fully glazing to one end which provides a charming view out to the gardens beyond.
- **Kitchen/Breakfast Room** Beautifully fitted including a large built-in larder and a range of wall mounted and base units complemented by laminate work surfaces upon a tiled floor. A good sized breakfast bar provides an informal area to sit. A window provides a bright outlook to the gardens beyond.
- **Cloakroom/Utility Room** Fitted with a low level w.c., sink and space for washing machine.
- **Bedroom 1** A charming dual aspect room with a range of fitted wardrobe cupboards.
- **En-Suite Bath/Shower Room** Fitted with a modern white suite comprising enclosed panelled bath, wash hand basin with cupboard under and enclosed shower cubicle.
- **First Floor**
- **Bedroom 2** A good sized dual aspect double bedroom offering delightful views over the gardens and beyond.
- **Bedroom 3** With window to the side and door providing access to eaves storage.
- **Family Bathroom** Fitted with a white suite comprising enclosed panelled bath, low level w.c. and wash hand basin. Built-in airing cupboard with heat store tank.

## OUTSIDE

The immediate gardens are predominantly laid to lawn with a terrace being adjacent to the property. Within the gardens is a raised wild flower area and a large storage shed, a former vegetable garden with chicken run and a pretty summerhouse with decked terrace in front. Open fronted garage with stable 8 and the wood store. The equestrian facilities include an L shaped stable block with 7 horse boxes with a large yard with plenty of parking. Gates from this area provide access to the menage and paddocks with the gardens and grounds extending to approximately 8.34 acres (3.24 hectares) in total.









## AMENITIES

**Local:** The property is situated on the rural outskirts of Horsham town centre.

**Towns and Cities:** Horsham (approximately 1.8 miles), Crawley (approximately 9.1 miles), Gatwick (approximately 17.2 miles), Guildford (approximately 23.6 miles), London (approximately 61.4 miles).

**Transport:** Horsham mainline railway station (approximately 2.1 miles), Three Bridges mainline railway station, (approximately 10.7 miles). To the east, the A23/M23 provides access to Gatwick airport, central London and the south coast.

**Schools:** 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.

**Leisure:** There are many leisure activities in the area, including football, rugby, cricket and theatre; clubs. Further afield activities include show jumping at Hickstead, sailing at Ardingly and golf at Mannings Heath. The surrounding countryside offers miles of footpaths and bridleways for walking and hacking.

## DIRECTIONS

From the centre of Horsham head south east on Queen Street/A281. After just over half a mile turn right onto Kerves Lane. After approximately 1 mile the property can be found on the left hand side.

**What3Words:** ///rivers.hill.warm

## ADDITIONAL INFORMATION

**Local Authority:** Horsham District Council, 3-4 Medwin Walk, Horsham, RH12 1RL.

Telephone: 01403 215100. Website: [www.horsham.gov.uk](http://www.horsham.gov.uk)

**Services (not checked or tested):** Mains water and electricity. Karger drainage shared with Kerves Barn. Heating and hot water is by the wood burner and solar thermal panels.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Numbers: WSX224855 and WSX241586.

**EPC:** EPC rating C

**Council Tax:** Band A

**GUIDE PRICE £975,000**

### Viewings

For an appointment to view please contact our Pulborough Office  
Telephone: 01798 872081 Email: [sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Please take a set of these particulars when viewing and beware of potential rural hazards including livestock. Ensure gates are shut at all times.

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Approximate Area = 1370 sq ft / 127.3 sq m (includes garage)

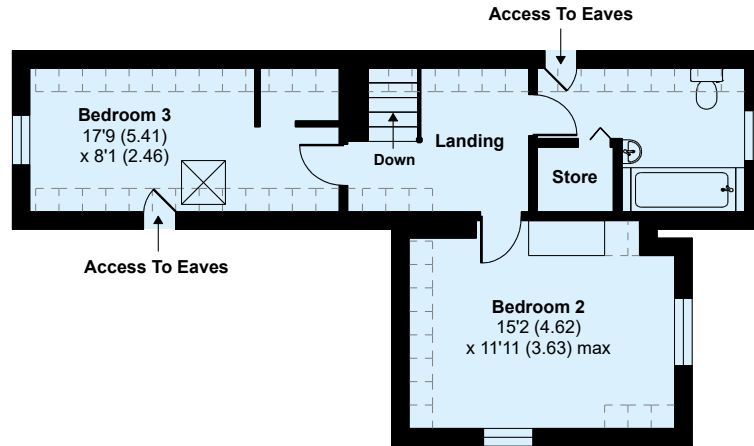
Limited Use Area(s) = 112 sq ft / 10.4 sq m

Outbuildings = 2032 sq ft / 188.7 sq m

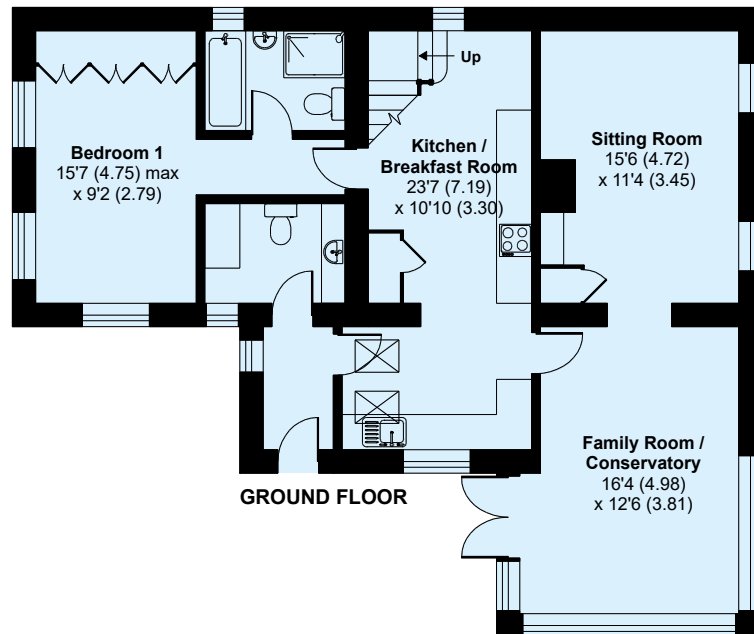
Total = 3514 sq ft / 326.4 sq m

For identification only - Not to scale

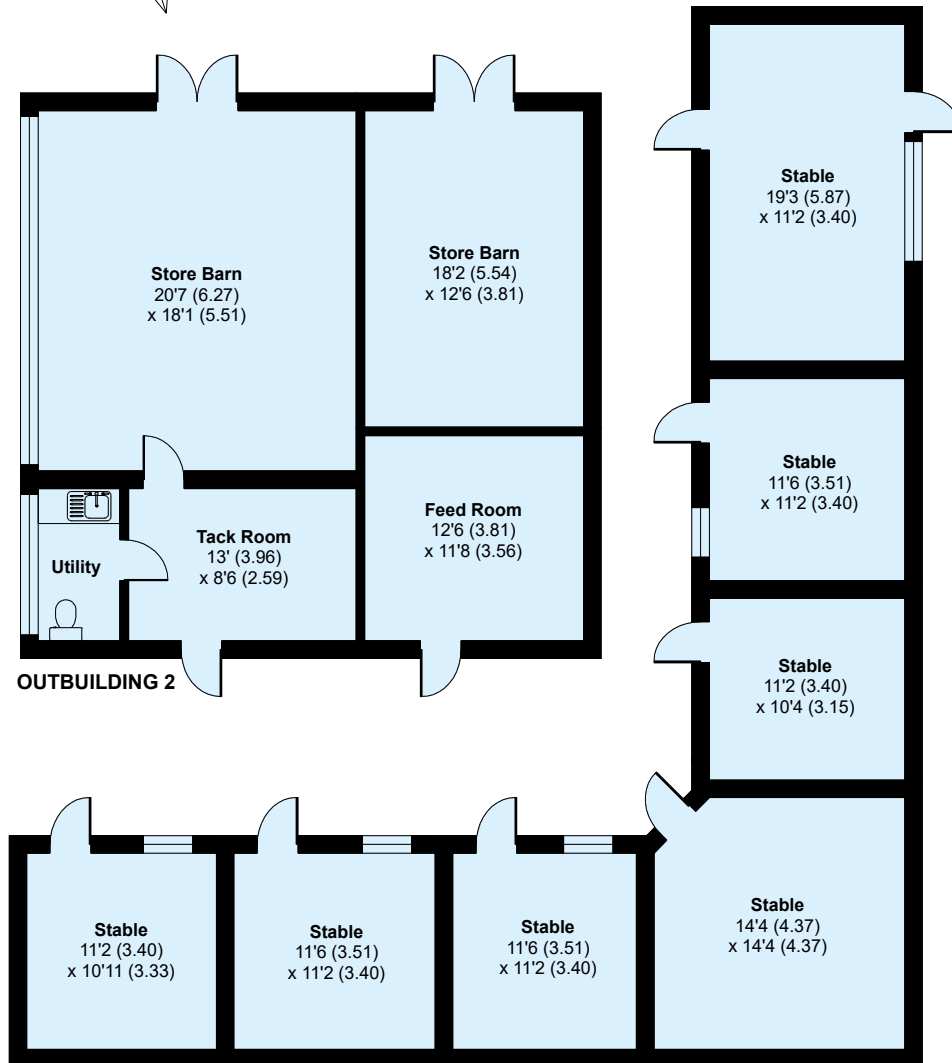
Denotes restricted  
head height



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1

#### NOTE:

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1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

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5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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