



Brockhurst Barn | The Street | Washington | West Sussex | RH20 4AS





Brockhurst Barn

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£2,350,000

An equestrian property with swimming pool, stabling, manège and 4.75 acres located near to village amenities. Brockhurst Barn is an attractive Grade II Listed barn conversion offering more than 3,500 sq. ft. of light-filled flexible accommodation arranged predominantly over a single floor, and with the benefit of more than 4,000 sq. ft. of additional outbuildings.

- Equestrian Property, Grade II Listed
- Reception/Dining Room
- Grounds extending to 4.75 acres
- Kitchen/Breakfast Room, Utility Room
- Six Aga Oven
- Seating area with French doors to terrace
- 4 Bedrooms with en-suite
- 1 Bedroom with mezzanine over
- Landscaped Gardens
- Swimming Pool
- Bar, Gardener's Cloakroom
- Outbuilding with Gym
- 2 Outbuildings
- Shepherd's Hut
- Menège
- Attractive Barn Conversion





The property

Brockhurst Barn is an attractive Grade II Listed barn conversion offering more than 3,500 sq. ft. of light-filled flexible accommodation arranged predominantly over a single floor, and with the benefit of more than 4,000 sq. ft. of additional outbuildings. Configured to provide a stunning family and entertaining space featuring a wealth of exposed beams and exposed stone walls, the accommodation is arranged around a central courtyard with covered seating and dining areas. It comprises a reception/dining room with fireplace with woodburner and French doors to the terrace, a kitchen/breakfast room with a range of wall and base units including a large central island with breakfast bar, six-oven Aga, a seating area with French doors to the garden, and a neighbouring utility room

with a door to a swimming pool area with link-attached seating area and bar.

The accommodation is completed by two bedroom wings providing five bedrooms, all with doors to the courtyard. The principal has a fitted dressing area and en suite bathroom with twin sinks, freestanding metal slipper bath and separate shower, while four further bedrooms also benefit from en suite facilities. Stairs rise from the kitchen to the property's remaining first floor bedroom with views over the dining room.

Outside

The property is approached over a sweeping driveway giving access to an outbuilding with 37 ft. show garage with seating area, kitchenette and first floor over, and a neighbouring carport and store. Laid mainly to lawn, the landscaped garden features a paved central courtyard with covered seating and dining areas, a part-walled swimming pool complex with open-sided seating area and bar with fireplace and a large paved terrace, together with a shepherd's hut, outbuilding with gym with first floor over, store, cloakroom and part-covered deck, animal shelters/stabling, an all-weather ménage, pond and several stores.

Location

Washington village has a church, village hall, public house, sports field and primary school. Nearby villages including Sullington, Ashington and Storrington offer local shopping including a Waitrose supermarket, with more extensive shopping and recreational amenities available in Pulborough.

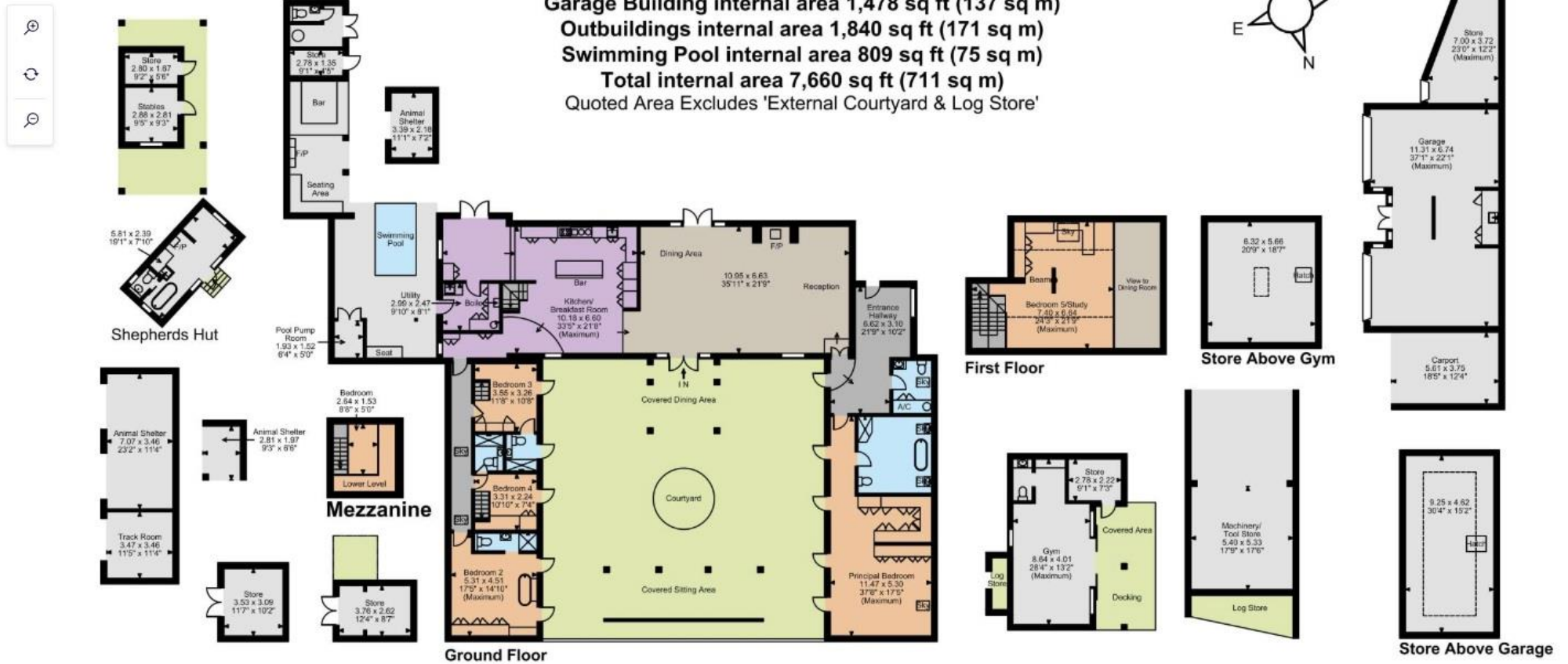
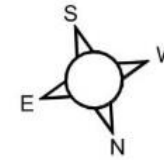
Directions

Proceeding south on the A24, at Washington roundabout take the 1st exit onto The Pike (A283). Turn right onto London Road, turn left to stay on London Road, continue straight for 0.2 mile then turn right onto The Street and Brockhurst Barn can be found on the left. What3words///wage.taller .lowest

EPC Rating: Band D

Brockhurst Barn The Street, Washington, West Sussex

Main House internal area 3,533 sq ft (328 sq m)
Garage Building internal area 1,478 sq ft (137 sq m)
Outbuildings internal area 1,840 sq ft (171 sq m)
Swimming Pool internal area 809 sq ft (75 sq m)
Total internal area 7,660 sq ft (711 sq m)
 Quoted Area Excludes 'External Courtyard & Log Store'



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Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

www.fowlersonline.co.uk

storrington@fowlersonline.co.uk 01903 745844

Managing Director:
Marcel Hoad MRICS

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- Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

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