



Turners Hill Road

Worth, West Sussex. RH10

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A delightful period timber framed barn which has been converted into a beautiful family home set in a wonderful rural location.

- Reception hall/sitting area/kitchen
- Dining room
- Sitting room
- 2 Double bedrooms
- Bathroom
- Utility room
- Study/bedroom 5
- Shower room
- Drying room

- Landing
- Principal bedroom with en-suite bath/shower room and walk-in wardrobe
- Bedroom 4

- Parking courtyard
- Garage
- Garden stores and WC
- Attractive courtyard garden and lawn



Property

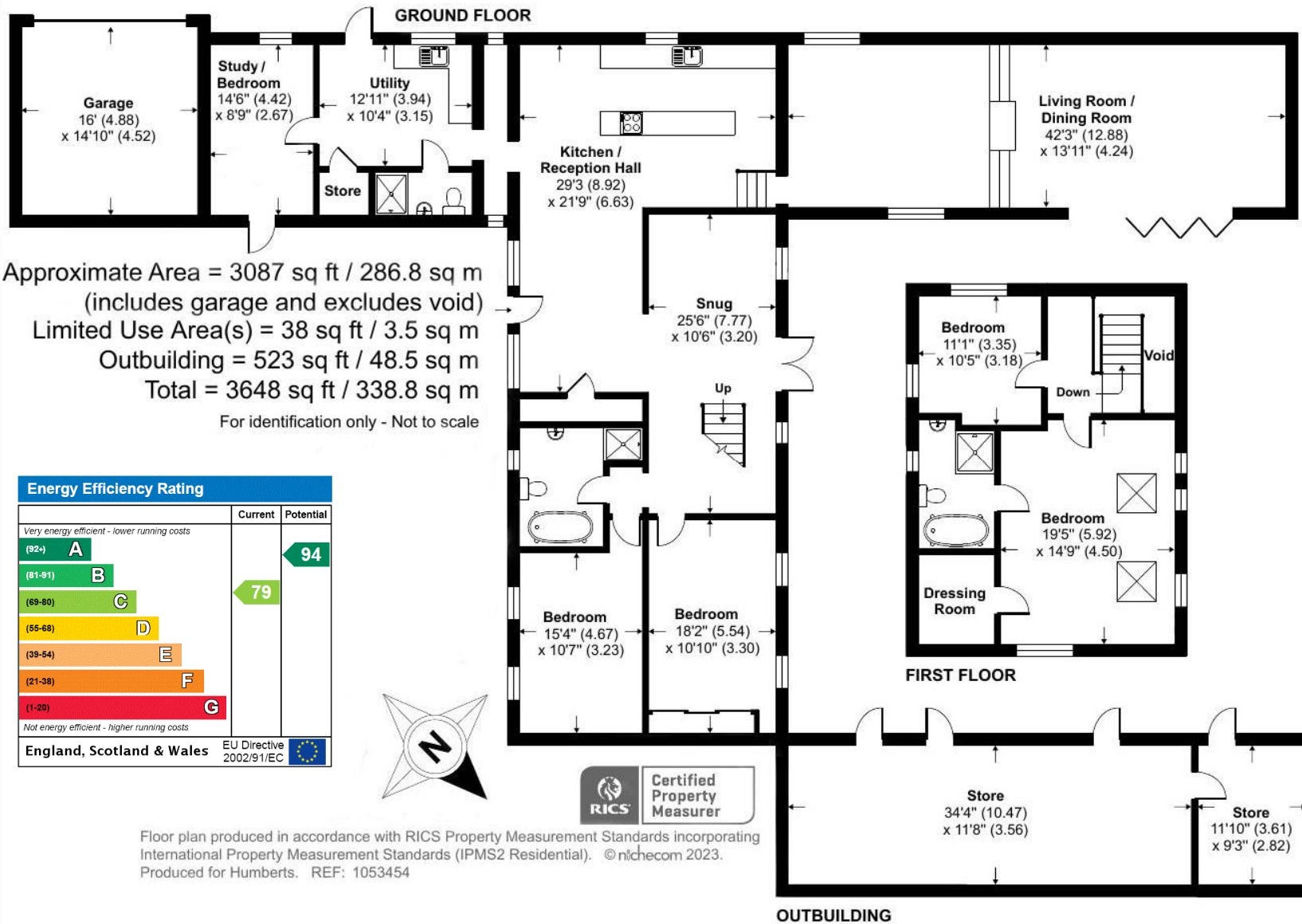
This wonderful home was converted from a barn, stables and cow byre and has a wealth of exposed timbers with a number of rooms open to the eaves. A number of energy efficient features have been incorporated, including a ground source heat pump and rainwater recycling. The ground floor has under floor heating with travertine tiling. The large glass main entrance opens into a full-height open plan living area encompassing kitchen, an informal sitting area, library area, storage/coat cupboard and has double doors to the courtyard garden. Beyond the library are two double bedrooms and a well-appointed bath/shower room. The kitchen has fitted units with built in dishwasher, oven, dual oven and warming drawer. In addition, there is a long stainless-steel island/worktop with integrated secondary sink and induction hob. Steps lead down to what was the cow byre and is now the dining room and beyond to the sitting room with wood burning stove and bifold doors to the courtyard garden. The kitchen also leads to the utility room, shower room, drying room and study/bedroom 5, which was originally a separate stable block.

On the first floor there is a landing accessing the principal bedroom with a well-appointed en-suite bath/shower room and a walk-in wardrobe/dressing room. In addition, there is a further bedroom.

Outside

There is a gravel courtyard at the front for parking and steps lead down to a gravel path around the front of the property, leading to the main entrance. To the side is a garage with up and over door and storage above, and a gravelled parking area for additional parking. To the rear is an enclosed courtyard garden with terraced gravel paths and seating areas. Running down one side is a former stable which is currently used for storage with power and light. This also includes a plant room housing the heat pump and controls, rainwater harvesting system, hot water storage tanks and hot water secondary circulation control. Beyond the courtyard garden is a further lawn with greenhouse and outside WC.





Approximate Area = 3087 sq ft / 286.8 sq m
 (includes garage and excludes void)
 Limited Use Area(s) = 38 sq ft / 3.5 sq m
 Outbuilding = 523 sq ft / 48.5 sq m
 Total = 3648 sq ft / 338.8 sq m
 For identification only - Not to scale

Tenure, Local Authorities and Services

Freehold. Mains electricity. Mains water through private pipes. Private drainage. Ground source heat pump. Mid Sussex DC: 01444 45866 West Sussex CC: 01243 777100. Council tax band G.

Directions

Heading south on the B 2028 turn right in the centre of Turners Hill onto the B 2110. Turn immediately right just before the church onto Turners Hill Road. The private lane to the barn will be found on the right after about ½ miles.

Local Amenities and Communications

The nearby town of Crawley have a first class range of shopping, educational, sporting and transport facilities. There are mainline railway stations at Three Bridges and Gatwick providing services to London Bridge/Victoria, the latter in about 35 minutes. The M23 provides good access to London, Brighton, Gatwick and the motorway network.

Golf is available at Cophorne. There is an extensive selection of excellent schools in the area. Horse racing can be found at Lingfield Park. Water sports are available at Weir Wood and Ardingly reservoirs.

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