



# Chennells Brook Farmhouse

Rusper Road, Horsham, West Sussex, RH12 5QW

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**Alex Harvey**  
A passion for property



# Chennells Brook Farmhouse

An impressive Grade II listed farmhouse, built in 1290s, situated on a mature plot with barn style garage and extensive driveway parking. Located close to local amenities and a very short distance from Littlehaven mainline railway station.

- STEEPED IN HISTORY
- ORIGINAL CHARACTER FEATURES
- SECLUDED SEMI-RURAL FEEL
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- ONE BEDROOM ANNEXE
- CONVENIENT LOCATION















The ground floor has a family room, study, cloakroom, sitting room, dining room, kitchen/ breakfast room, pantry & utility room. The sitting room has a feature inglenook fireplace, with solid wood mantel and leads into the dining room with a further continuation of the beams. The triple aspect kitchen/breakfast room is a wonderfully bright room with plenty of natural light. The kitchen is fitted with bespoke wooden units, granite worktops and finished with a double butler sink. Appliances include a gas Aga, electric oven & gas hob, and an integrated dishwasher and fridge. From here is access to the utility room, with space & plumbing for a washing machine & tumble dryer, and a walk-through pantry for storage. The attached annexe, with its own entrance, offers a perfect space for multi-generational families with sitting room, kitchenette with sink, hob with extractor over, & microwave, double bedroom, and an en-suite shower room.

The first floor, with staircases at either end, offers four bedrooms and a family bathroom. Bedroom three has a quirky mezzanine space, offering versatility. Bedroom two has hidden eaves storage and a 'secret' walk-in wardrobe. Bedroom one is full of character with original beams and further benefits from an en-suite bathroom with a rolltop bath and twin basins.











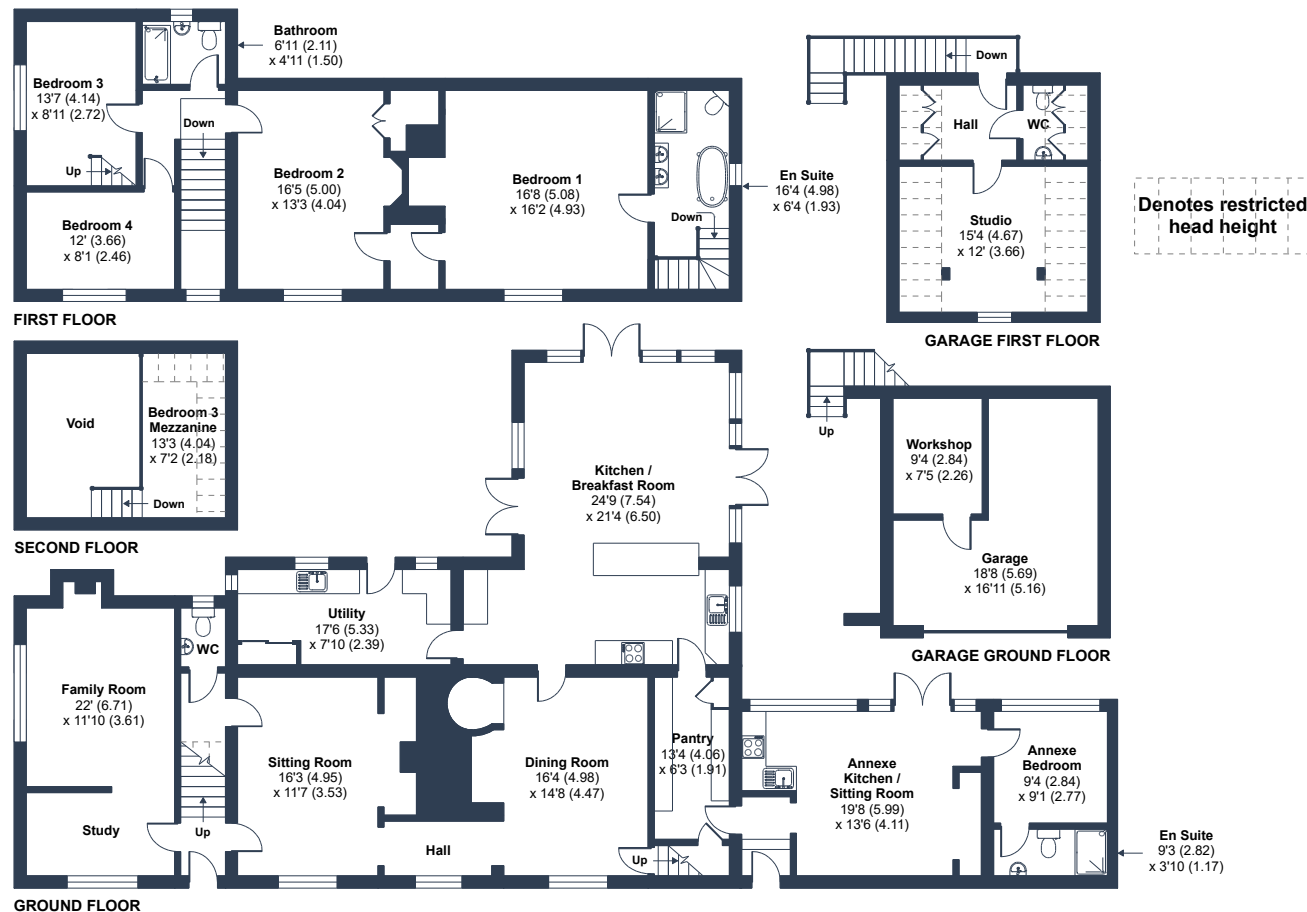
## OUTSIDE

This property has a lovely, secluded garden with a babbling brook, feature pond and for more historical interest, a Grade II listed outhouse. Walk around the property and you will find two patio areas with gazebos, perfect for alfresco dining. There is also a greenhouse, shed, and summer house. The detached double garage offers secure storage, and upstairs a w.c. & a room that could be ideal for a teenagers den or home office.

Horsham is a popular market town with a shopping centre and mainline station. This property is located less than half a mile away from Littlehaven mainline railway station with services to London and the south coast. Horsham Carfax, in the town centre, is less than two miles away, offering a wide range of restaurants, services and shopping.







Approximate Area = 2773 sq ft / 257.6 sq m (excludes void / wood store)

Limited Use Area(s) = 172 sq ft / 16 sq m

Garage / Workshop / Studio = 603 sq ft / 56 sq m

Annexe = 405 sq ft / 37.6 sq m

Total = 3953 sq ft / 367.2 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Alex Harvey Estate Agents. REF: 1100838

**Agents Notes:** Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

## Services

Electricity, mains gas, water and mains drainage are currently connected to the property.  
Council Tax Band G, however this could be subject to change. EPC - D.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110**  
or email [alex@alexharveyestateagents.co.uk](mailto:alex@alexharveyestateagents.co.uk) | [www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)



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