



## THE KILN

BRICK KILN COMMON, WISBOROUGH GREEN

JACKSON-STOPS 



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## THE KILN, BRICK KILN COMMON, WISBOROUGH GREEN

TOTAL APPROX. FLOOR AREA = 3768 SQ FT / 350.1 SQ M (INCLUDES SUMMER HOUSE)

A BESPOKE, BEAUTIFULLY CONSTRUCTED CONTEMPORARY FAMILY HOUSE OF JUST OVER 3,500 SQ FT, SET IN A QUIET COUNTRY LANE IN GROUNDS OF ABOUT HALF AN ACRE



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### ACCOMMODATION

- Vaulted reception hall
- Open plan kitchen/dining room/living room
- Utility room
- Cloakroom
- Study/family room
- Bedroom 5 with en suite shower room
- Drawing room with bi-folding doors to terrace
- Dog shower
- Master bedroom with en suite bathroom and separate oversized shower
- Guest bedroom with en suite shower room
- Bedrooms 3 and 4
- Family bathroom with bath and separate shower cubicle
- Summer house
- Storage shed
- Landscaped gardens

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### FEATURES

- Air source heat pump supporting the underfloor heating and hot water
- Kahrs Swedish timber flooring in drawing room
- Porcelanosa tiles throughout
- Masterclass fitted kitchen with Neff appliances including steam oven, microwave/oven with warming drawer, dishwasher and fridge
- Induction hob with extractor over
- Quartz engineered worksurfaces
- Solid oak internal doors and bespoke oak joinery
- Double glazed widows and aluminium bi-folding doors
- Villeroy and Boch sanitary ware in all the bath and shower rooms.
- 10 year structural warranty provided by CRL
- Large Indian sandstone patios with external lighting







## THE PROPERTY

The Kiln has been constructed to an individual design, of timber frame construction with brick and oak clad elevations. The highly regarded local building company Architectural Homes have built a home of high specification with great attention to detail. The property has been designed for modern day living with free flowing space, lots of natural light and home comforts.

The large open plan kitchen/dining/living area is fully fitted with Masterclass units and modern appliances including an integrated fridge, dishwasher, a steam oven, and a microwave/oven with warming drawer. The central island has a touch controlled induction electric hob with a remote control integrated extractor over. The bi-folding doors open to a very large patio and impressive landscaped gardens. The house has been built with high levels of insulation, energy efficient glass in double glazed windows and a low carbon air source heat pump supports the heating and hot water system for the under floor heating throughout the house. A handmade oak staircase leads up to the stylish drawing room with exposed beams, and a modern corner wood burning stove. Aluminium bi-folding doors open to a large south facing patio with lighting, ideal for entertaining.



The first floor central galleried landing offers space and light, off which there are four double bedrooms, two en suite and a generous family bathroom. The master bedroom which is dual aspect overlooking the private garden has a Juliette balcony and a large bathroom with bath and separate shower.

The sandstone patios around the house provide ease of access to the various parts of the property. The main patio which faces south is terraced down to the lawn, and offers ample space for entertaining.

To the rear of the house is a substantial timber summer house with power and lighting, and a garden store.

## GARDENS AND GROUNDS

The property is approached over a gravelled drive to an extensive parking area. The gardens surround the house and are a mixture of newly laid lawns, shrub borders and mature oak trees.





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## THE LOCATION

The Kiln which is in the South Downs National Park, is situated off Brick Kiln Lane on Brick Kiln Common, a large area of Common Land comprising broadleaf woodland, and offering many miles of public footpaths for walking and enjoying the wildlife that live in the woods.

Although rural, it is not isolated as there are a number of other properties in the lane. Four miles south west is the iconic village of Wisborough Green which has a shop, tea room, church, public house, pond and the much used village green. Petworth to the west has a good range of bespoke shops and boutiques and the National Trust owned Petworth House and deer park. Guildford in Surrey and the Cathedral city of Chichester, both with renowned Theatres, are within easy reach and have more extensive shopping and leisure facilities. The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline station at Haslemere and Billingshurst provides a fast service to London Waterloo and Victoria.

Petworth and the surrounding area have much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Pulborough and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast.

### BY ROAD

- London 60 miles
- Wisborough Green 2.5 miles
- Petworth 4 miles
- Billingshurst 5.5 miles
- Guildford 21 miles

### BY RAIL

- Billingshurst to London (Victoria) from 71 minutes
- Haslemere to London (Waterloo) from 49 minutes





## PROPERTY INFORMATION

**Post Code:** RH14 0HZ

**Services:** We have been advised by our client that the property has mains water, electricity, air source heating and private drainage. None of the services have been tested.

**Fixtures, Fittings & Garden Statuary:** Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

**Local Authority:** Chichester District Council.

**Tax Band:** TBC

**Photographs:** Taken March 2018.

**Viewing:** All viewings are strictly by appointment with Jackson-Stops, Midhurst 01730 812357. If there is any point

which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

## DIRECTIONS

From London, take the A3 south, past Guildford and take the Milford exit. Follow the A283 through Chiddingfold and onto Petworth. At the roundabout turn left on to the A272 towards Wisborough Green. After 3 miles turn right at the crossroads signed Crimbourne and Hawkhurst Court. Follow the road to the T junction and turn right signed Colharbour and Bedham. Continue for approximately one mile and just past Colharbour Farm on the sharp bend, turn right into Brick Kiln Lane. Continue down to the bottom and The Kiln will be found on the right hand side.

**Important Notice** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



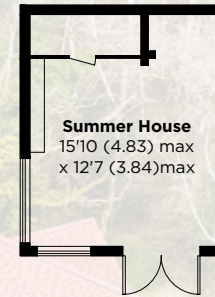
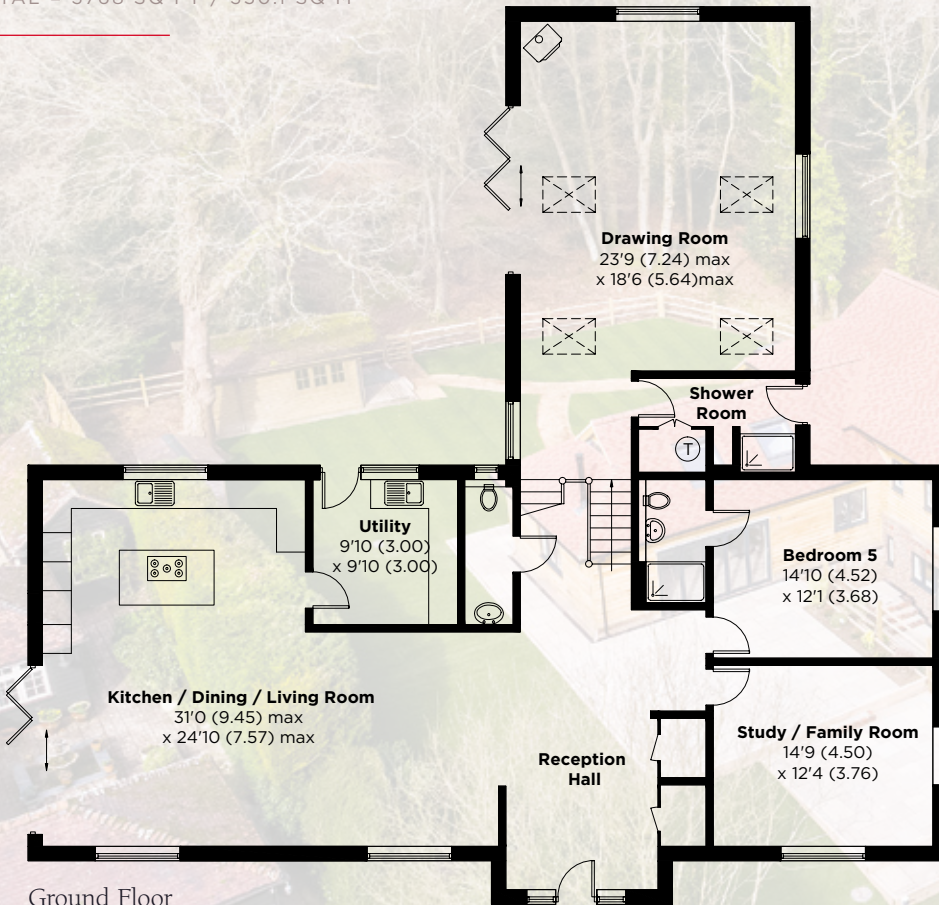


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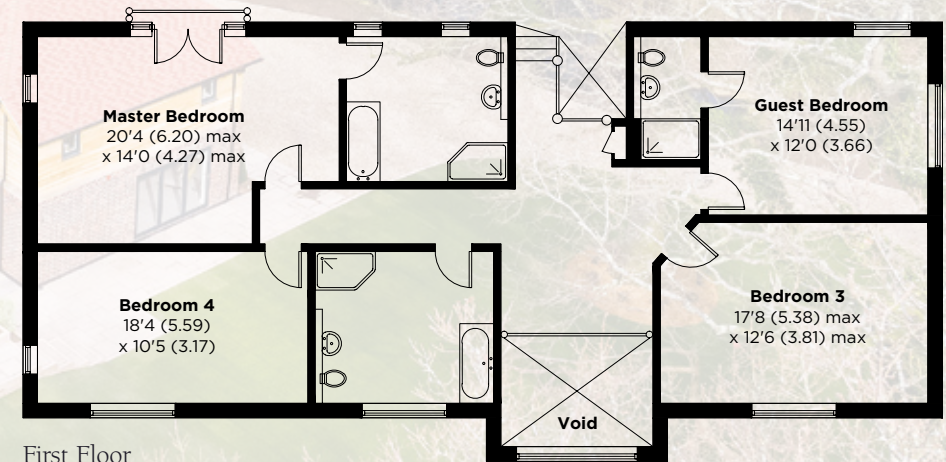
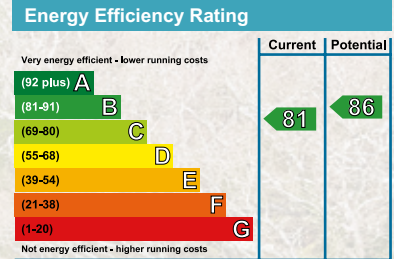
APPROXIMATE GROSS INTERNAL AREA = 3569 SQ FT / 331.6 SQ M (EXCLUDING VOID)

SUMMER HOUSE = 199 SQ FT / 18.5 SQ M

TOTAL = 3768 SQ FT / 350.1 SQ M



(Not Shown In Actual Location / Orientation)



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

MIDHURST

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PROPERTY EXPERTS SINCE 1910