



Sales.

Meadow Brook Farm,
West Grinstead, RH13 6RN

Guide Price
£300,000



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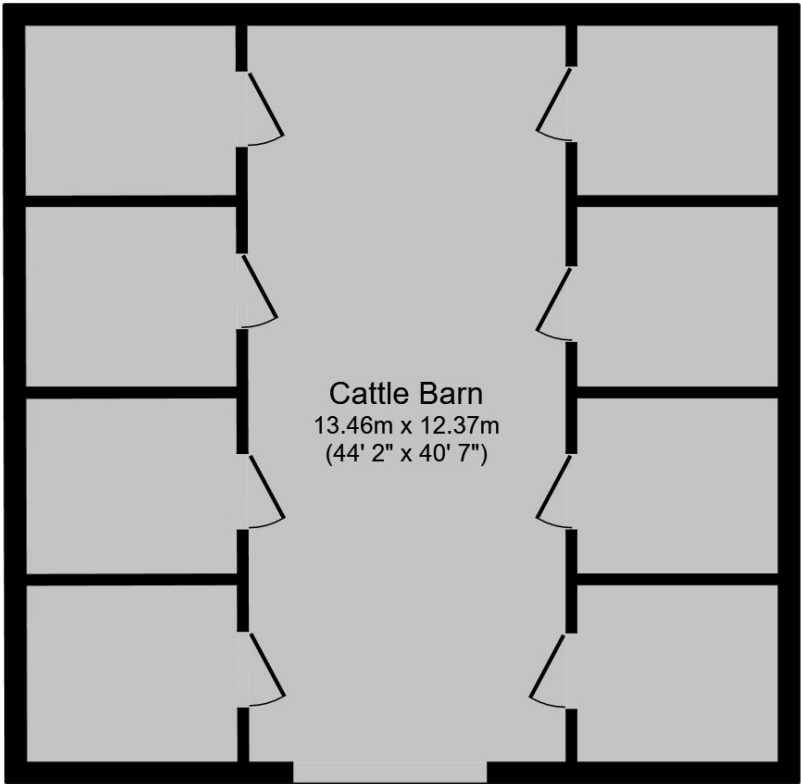


THE LOCATION

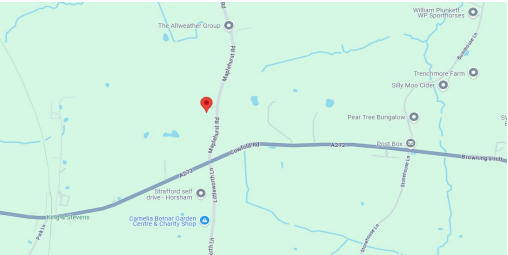
This property is situated on the outskirts of the idyllic and quaint rural hamlet of Maplehurst set approximately 6 miles to the South East of Horsham. This picturesque and highly sought after village is set on the edge of a hundreds of acres of delightful countryside, with a traditional country pub - The White Horse, with another popular pub - The Black Horse being a short drive away. The historic market town of Horsham provides a comprehensive range of shops, The Capitol theatre, numerous sports and recreational facilities and a mainline train service to both London Bridge & Victoria in under an hour. Although the property is in a semi-rural setting it still retains good access to major road networks, with both the A24 & A281 approximately two miles from the property (in opposite directions).

OVERVIEW

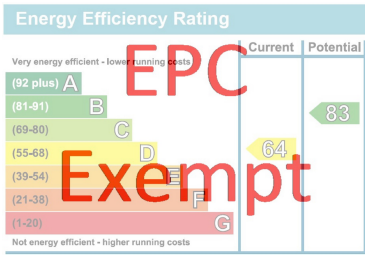
This former cattle shed offers excellent potential for a number of uses. The building is currently of a primarily concrete breeze block type construction, and is arranged with a central walkway, with a series of 8 separate bays, with hinged doors, but could be adapted to remove these bays to create one large open-plan area. In addition, the property could offer possible conversion to a residential home, subject to obtaining the necessary planning approval. Externally there is an adjacent concrete yard set to the side of the building that could offer additional storage, parking or outside space for a residential building.



Map Location



EPC Rating



Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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Total Approximate Floor Area
1,788 sq ft / 166 sq m

Viewing arrangements by
appointment through :

Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk



Buses
5 minute walk

Shops
Co-op Food
1.6 miles

Trains
Horsham
6.6 miles

Sport & Leisure
Pavilions in the Park
6.8 miles

Roads
M23
10.1 miles

Schools
St Andrew's Primary
The Forest School