



Guernsey Cottage

Muntham Drive, Barns Green, Horsham, West Sussex, RH13 0NH

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Alex Harvey
A passion for property

Guernsey Cottage

A detached two-double bedroom home, situated on a bridleway on the edge of Muntham Home Farm, with a courtyard garden and off road parking. Located in the semi-rural hamlet of Muntham, yet a short distance from local amenities and Christ's Hospital mainline railway station.

- TWO DOUBLE BEDROOMS
- OPEN PLAN SITTING/DINING ROOM
- TWO BATH/SHOWER ROOMS
- KITCHEN WITH RANGEMASTER DUAL FUEL COOKER
- COURTYARD GARDEN
- OFF ROAD PARKING



This characterful, former milking parlour was converted in 2018 to provide spacious and inviting accommodation arranged over two floors. The property has an exterior of Cedral boards with the appearance of wood grain that is aesthetically pleasing as well as being low-maintenance and weather/pest resistant.

The front door leads into the bright and airy kitchen, with quarry tiles with underfloor heating, which also provides access to the downstairs shower room and to the study/dining area. The kitchen has been fitted with modern, white gloss units with complementing quartz worktops and finished with glass splashbacks. Appliances include a dual-fuel Rangemaster Kitchener 90 (electric grill/double oven/LPG five-ring hob) with extractor over, fridge/freezer and washing machine.

An internal door leads into the dual aspect, spacious open-plan study/dining/sitting room. This is a lovely, bright versatile space with plenty of natural light. The study/dining area has the benefit of practical yet stylish wood-effect flooring with space for a good-sized dining table. The study area, with internet connectivity, is ideal for those working from home. In the sitting room is a Charnwood Aire log burner, making the room warm and cosy. An open staircase leads to the first floor with two double bedrooms, both with built-in storage and velux windows, and family bathroom.

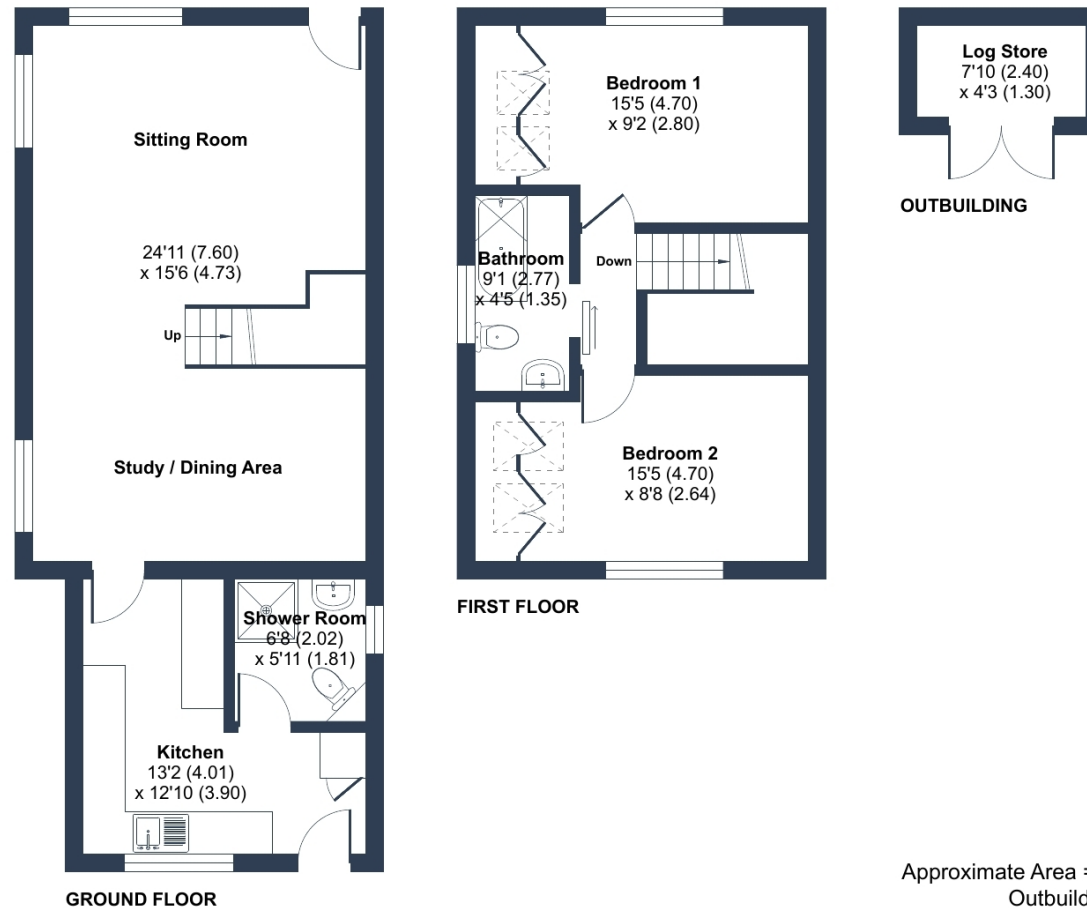


OUTSIDE

The property is set on a private lane with ample off-road parking. The courtyard garden offers a secluded and sheltered space with a synthetic area of lawn, planted agricultural tanks, and storage including a log shed. Guernsey cottage is situated on a bridleway with many footpaths and walks nearby.

Barns Green is a village in the Horsham district of West Sussex. The village offers a variety of activities and has an active community. There is a village store with post office, public house, church, fishing lakes, and social club with sports facilities including cricket, tennis, football, rugby and stoolball. The mainline railway station at Christs Hospital, is less than 3 miles away and for more shopping and leisure facilities, Horsham is less than 6 miles away.





Approximate Area = 953 sq ft / 88.5 sq m
 Outbuilding = 33 sq ft / 3 sq m
 Total = 986 sq ft / 91.5 sq m
 For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1268317

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, LPG, water and private drainage (Septic tank) are currently connected to the property.
 Council Tax Band C. EPC-E.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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