



Morelands Barn
Naldretts Lane, Horsham, West Sussex

Morelands Barn

NALDRETT'S LANE HORSHAM WEST SUSSEX RH12 3BU

Freehold

Seldom do properties such as this come to the market; this is a rare opportunity to acquire a barn with PLANNING PERMISSION FOR RESIDENTIAL CONVERSION and extension, situated in superb semi-rural location enjoying far reaching views and aspects over approximately 0.77 acres (0.31ha) of land included within the sale (all of which can be utilised as a residential curtilage).

Planning Consent has been granted with Horsham District Council (DC/21/2842) for the conversion of the existing barn to a residential dwelling with the erection of an impressive contemporary extension.

The completed barn will span some 2526sqft (234.6 sqm). This unique proposition to provide a three bedroom, three bathroom detached property enjoying a wonderful open living, kitchen and dining spaces, all with aspects over the surrounding countryside.

For full details and planning pack please contact sole agents Clarke Gammon.

- **Planning permission for residential conversion and extension**
- **Far reaching views**
- **Close to Rudgwick village**
- **Pre-prepared for services (mains water connected)**
- **Application no: (DC/21/2842)**
- **Beautiful rural setting**
- **Completed barn: 2526 sqft (234.6sqm)**
- **Well-regarded address**
- **Set within 0.77 acres (0.31ha)**

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Local Authority: Horsham District Council Tax Band







SITUATION

Morelands Barn is located approximately one mile from Rudgwick, a popular West Sussex village on the border with Surrey.

Local amenities in Rudgwick include a Co-op store, and post office, doctor/dental surgeries hairdressers and chemist. The large and vibrant village of Cranleigh is approximately 6 miles away with the town of Horsham approximately 8 miles distant, both provide an excellent range of shop, restaurants and leisure facilities.

The location is served by good road links via the A281 & A24 with mainline trains to London available in both Horsham (8 miles) and Guildford (12 miles).



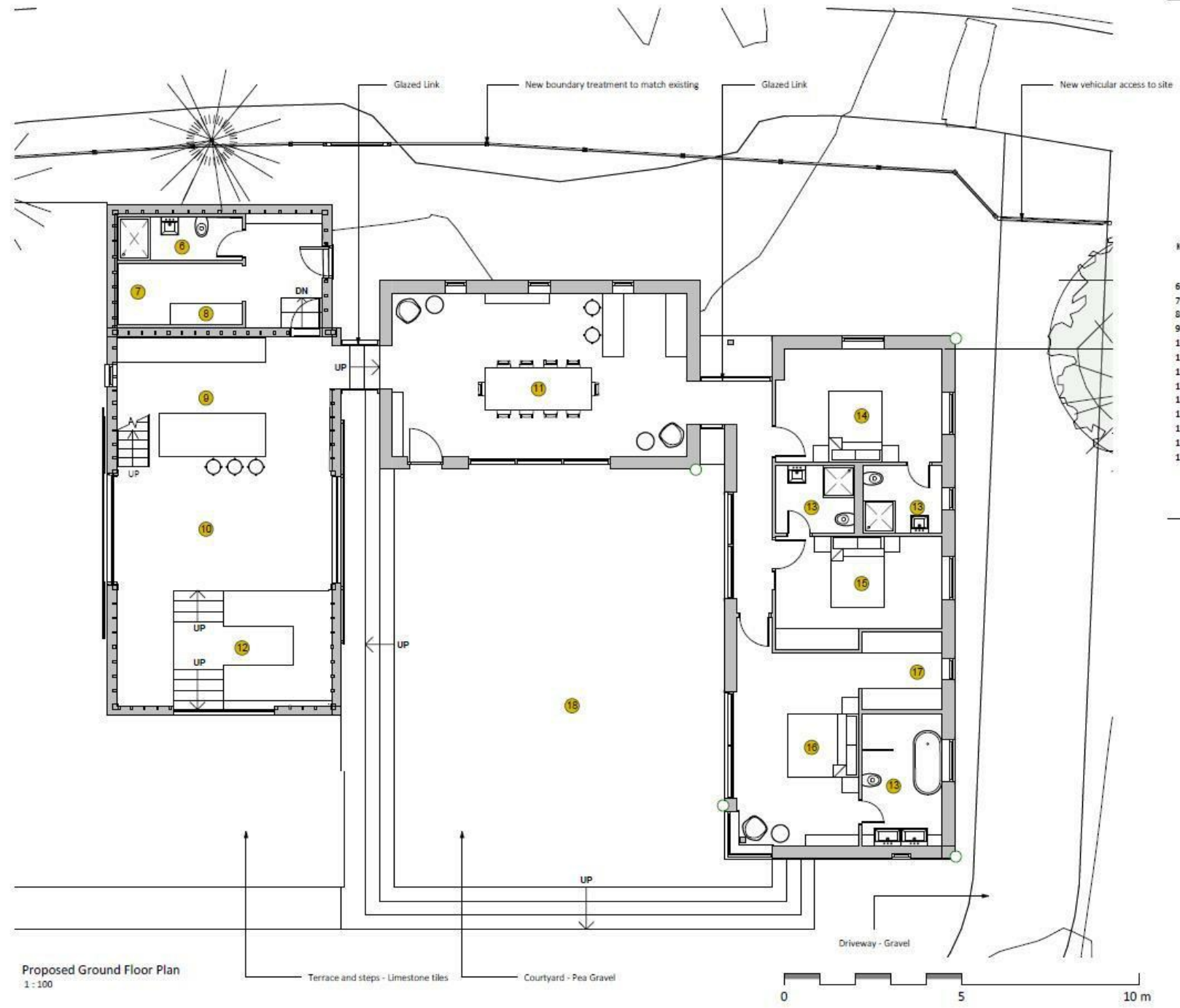
GROUND FLOOR PLAN

Client: [Redacted]
 Responsibility is not accepted for errors made by others in scaling from this drawing.
 All construction information should be taken from figured dimensions only.



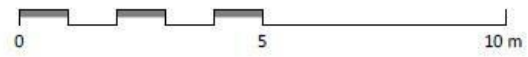
Key Note - Spatial Arrangement

- 6 WC/Shower room
- 7 Plant
- 8 Utility
- 9 Kitchen
- 10 Living
- 11 Dining
- 12 Sunken Seating
- 13 En-Suite
- 14 Bedroom 3
- 15 Bedroom 2
- 16 Bedroom 1
- 17 Walk-in
- 18 Courtyard

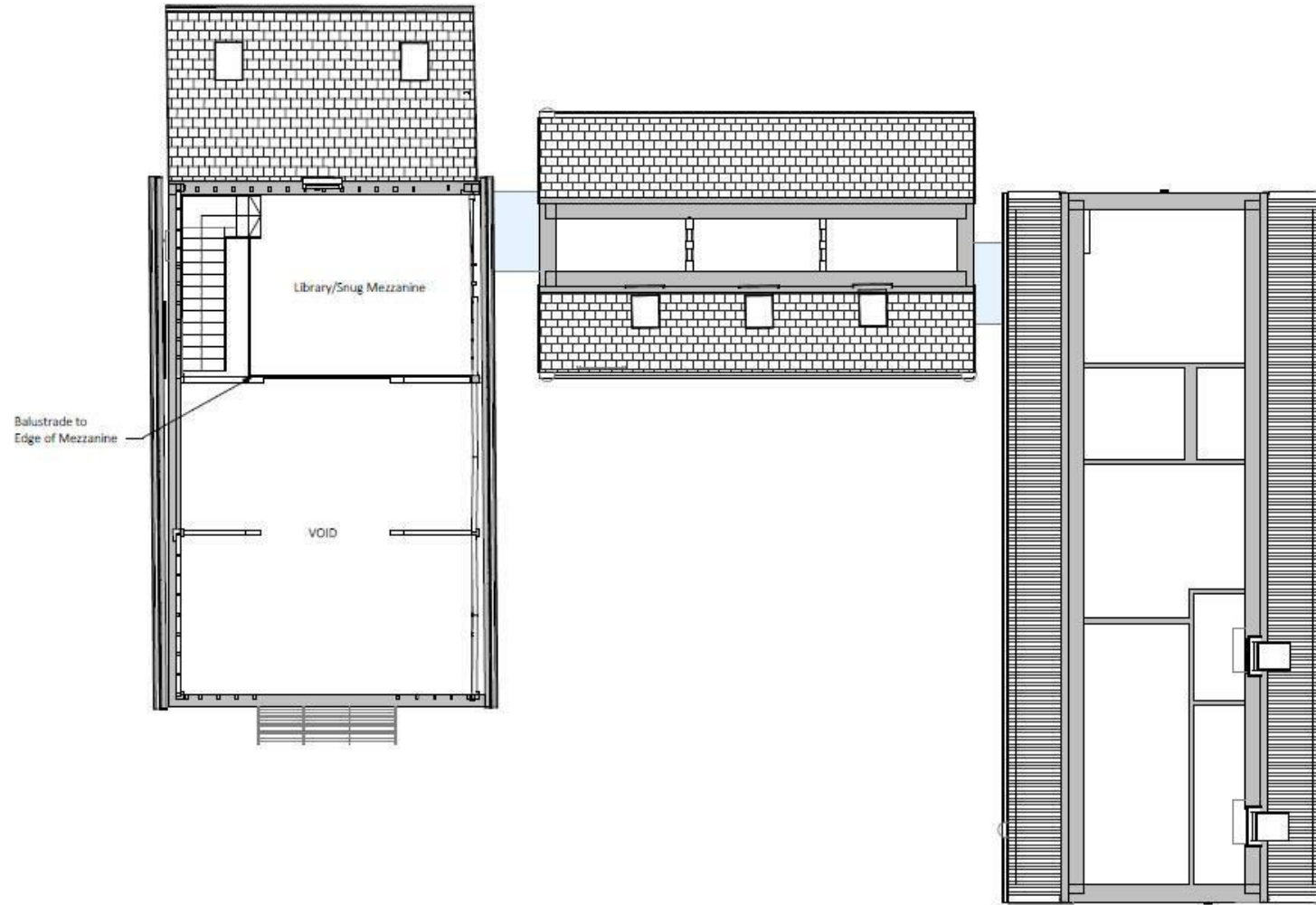


Proposed Ground Floor Plan
 1:100

Terrace and steps - Limestone tiles
 Courtyard - Pea Gravel



FIRST FLOOR PLAN





AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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