

# THE MODERN HOUSE



*West Sussex  
Sold*

## Horsham

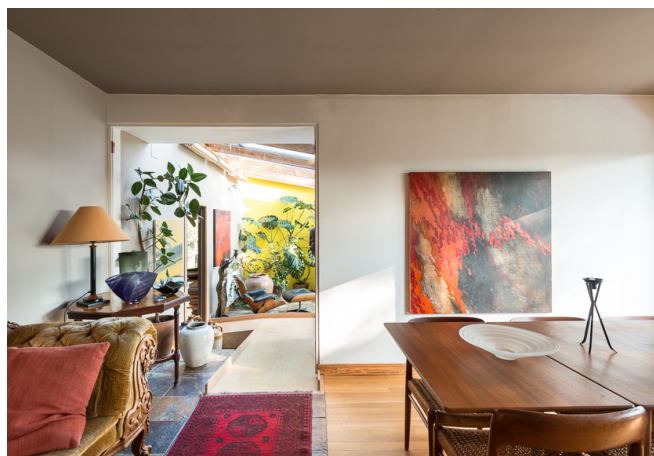
This outstanding four-bedroom house can be found on a tranquil lane bordering the ancient St. Leonard's Forest in the popular West Sussex town of Horsham. Constructed in 1996, it was designed by the well-respected architect Roy Worskett for his own occupation. The house is surrounded by gardens and has over 2,800 sq ft of internal space (including a double garage and store room). It is the first time that the property has ever been on the market.

Although the lane on which it stands is rural in character, the location is a 10 – 15 minute walk from central Horsham and the town's train station (which runs services to London Victoria in under an hour). St. Leonard's Forest, which the property overlooks, is a protected woodland that was first documented in the 13th century. As well as the Forest, the immediate area is also notable for the 'outstanding' Millais School.

Accommodation is arranged over two floors. The house is generally light and airy, thanks to the ample use of glass, and has attractive outlooks over the gardens from most rooms.

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The ground floor is entered via hallway that has a utility room on one side and a kitchen / breakfast room on the other. The latter has a glass alcove where a breakfast table can be placed, giving great views of the surrounding greenery. There is also a study on this floor, a dining room with folding glazed doors that open out onto the gardens and a conservatory. The most notable feature of this floor, however, is the living room – an approximately 24' x 14' space that also benefits from full-width folding glazed doors that open out onto the gardens.

Upstairs on the first floor are four bedrooms, a bathroom and a shower room. Three of the bedrooms have built-in wardrobes and the two rear bedrooms, in particular, enjoy fantastic outlooks across the countryside.

The attractive gardens are primarily laid to lawn and are mainly situated to the south and east side of the house. There is a small strip of land to the north of the house and a driveway to the west. There is also a double garage and a store room.

Roy Worskett (1932-2014) was a highly respected architect whose work focused largely on conservation. He oversaw the restoration of such high-profile structure as Brighton Pier and The Mansion House (the official home and office of the Lord Mayor of London). He was also a noted academic, being a professor at Bath University and the author of one of the key conservation and planning books of the twentieth century, 'The Character of Towns'.

Worskett's sensitivity to his surroundings was crucial in his settling for this plot of land in his home town of Horsham. Although still very much in the town, it also has a strong sense of the countryside.

Horsham is an historic West Sussex market town, 31 miles south west of London and 19 miles north west of Brighton. Originally established as a centre for horse trading in medieval times, hence the name, it later became known for brick making and brewing. Today it is a popular place to live thanks to its historic architecture, excellent transport links, outstanding schools and beautiful surrounding countryside.

*South-East England  
Sold*



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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.