



**1 Stonepit Cottages, Eastlands Lane,
Horsham, Cowfold, RH13 8AY
Price £575,000 Freehold**

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A Large Semi-Detached Family Home, located toward the end of a Private Lane on the outskirts of Cowfold. The property boasts a long Allotment style rear Garden, Garage and private Parking.

Cowfold

The property is situated on the fringe of the sought after village of Cowfold, offering everyday amenities, with Henfield just under 5 miles distant for a wider range of shops, restaurants and public houses. The historic market town of Horsham provides a more comprehensive range of facilities including Waitrose and John Lewis Home, Swan Walk shopping centre, The Carfax with its cobbled streets and thriving restaurants, Horsham Sports Club and The Capitol – a multi-purpose arts venue. Horsham's mainline railway service to London Victoria takes about 55 minutes or, alternatively, from Haywards Heath (about 45 minutes). The A23/M23 situated close by provides convenient and easy access to Brighton, Gatwick and the M25. There is golf at Mannings Heath, International show jumping at Hickstead and racing at Brighton and Goodwood. There are also excellent schools in the area including Brighton College, Burgess Hill School for Girls, Handcross Park, Christ's Hospital, Cottesmore and Hurstpierpoint.

Description

Located toward the end of this quiet and peaceful Private Road, on the outskirts of Cowfold, is this Semi-Detached Family home. Offering the most beautiful and rewarding allotment-style south-easterly facing rear garden, measuring over 140 feet!

The property itself is themed in a country-style cottage, which the current vendors have enjoyed for over 40 years, and features three good-sized double bedrooms and three further reception rooms.

A path leads you to the front door, which bypasses a meadow-style front garden, awash with colour and pretty wildflowers. Once inside the spacious entrance hall, the flexible accommodation is in abundance. The first of the reception rooms could be used as a dining space, office or potentially bedroom four and features a set of double-glazed French doors opening out onto the beautiful rear garden. The main living space is centred around a large log-burning stove, perfect for those colder months! Two further doors from here lead you to the Study/ Dining space as well as toward the long Kitchen, where a long run of worktops sit above shaker-style cupboards, and two windows offer a perfect viewpoint to the rear garden. Being the main hub of any family home, storage is plentiful with two walk-in larder cupboards, a boot room and a handy downstairs W/C.

Stairs rise to the first floor, where the theme continues - A large landing is almost the size of another bedroom and in other similar properties has been used to place the staircase if there is a need for conversion. The three bedrooms that are currently here are all considered doubles, with the main two featuring built-in wardrobe cupboards. The family bathroom completes the upstairs arrangement and features a shower over the bath.

Outside, the garden is plentiful and has been producing many fruits and vegetables from the beds within and boasts a sunny aspect due to being predominantly southerly facing. Various linked timber sheds and a garage provide additional storage, whilst a Summer house offers a lovely spot to relax within this mature garden.

In our opinion, an early viewing is a must to appreciate the size of both this lovely family home and the wonderful garden behind.

Property Information

Council Tax Band:

Utilities: Oil, Electric & private sewage.

Parking: Private Driveway & Garage

Broadband: (OFCOM checker)

Mobile: (OFCOM checker)

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.

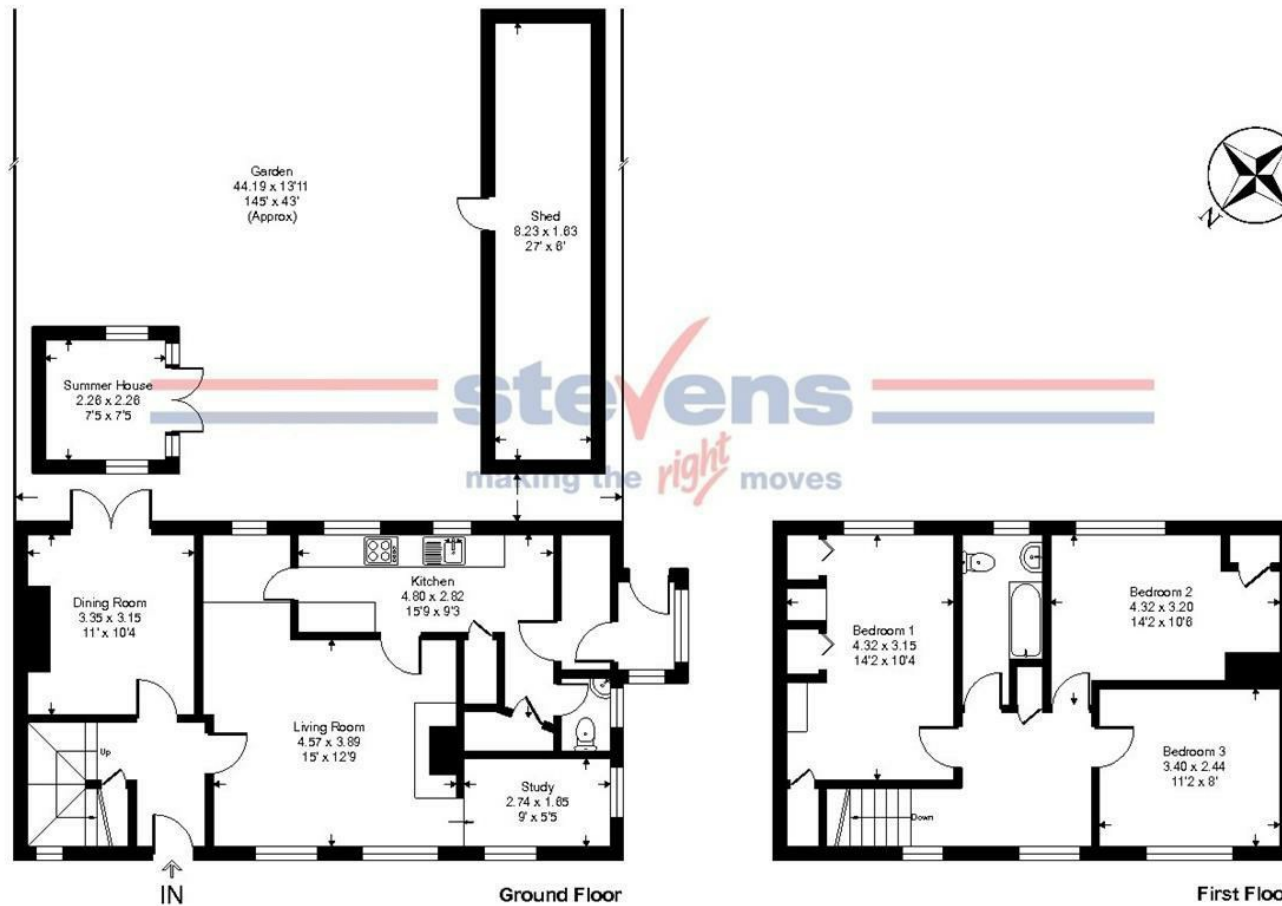






Stonepit Cottages, RH13

Approximate Gross Internal Area = 120.9 sq m / 1302 sq ft
 Approximate Outbuildings Internal Area = 22.3 sq m / 241 sq ft
 Approximate Total Internal Area = 143.2 sq m / 1543 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

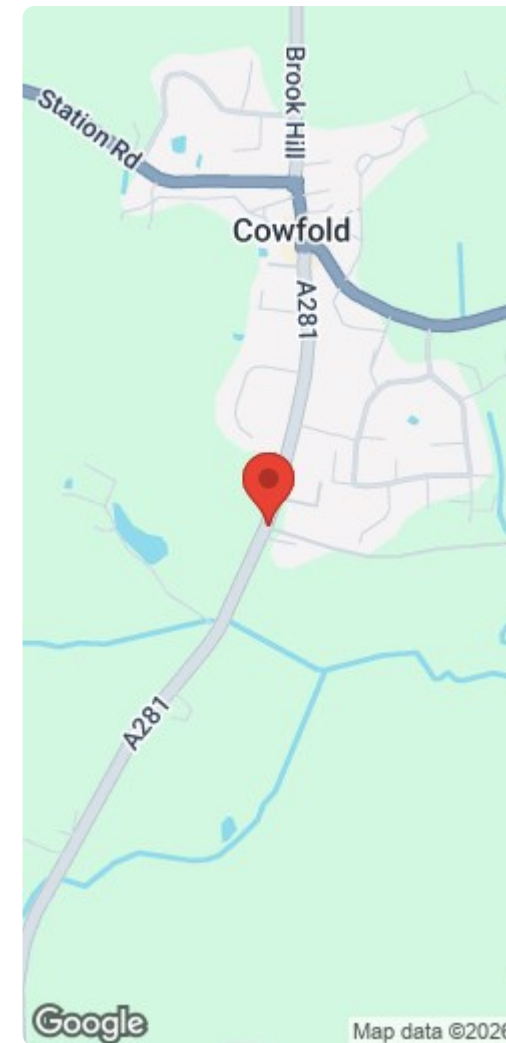
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Viewings by appointment only

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC