



5 Fern Cottages, Ingfield Manor Drive, Five Oaks, RH14 9AJ





## 5, Fern Cottages

Ingfield Manor Drive | Five Oaks | West Sussex | RH14 9AJ

**£330,000**

A secluded two bedroom end of terrace property in the small hamlet of Five Oaks with a private garden backing on to a small holding and countryside beyond. From the private and mature garden doors lead into the kitchen/dining room with integrated appliances and units. The house also includes, living room, downstairs cloakroom, stairs leading to two double bedrooms and a bathroom. Outside, there is an allocated parking space with access to the rear garden via a gate.



### Entrance

Front door with double glazed insert, leading into:

### Hall

Night storage heater, double glazed window with fitted blind.

### Ground Floor Cloakroom

W.C., wash hand basin with mixer tap, tiled splash back, extractor fan.

### Living Room

Double aspect, double opening double glazed doors leading out onto the garden, double glazed window with a fitted blind, electric heater, wall lights, open recess understairs, turning staircase to first floor, door to:

### Kitchen/Dining Room

Double aspect, double glazed doors leading out on to the garden, two further double glazed windows. The kitchen comprises: stainless steel sink unit with mixer tap, cupboard under, integrated washing machine, further matching worksurface with inset four ring electric hob and oven beneath, base cupboards and drawers, slim-line fitted dishwasher, integrated fridge/freezer, eye-level units with extractor hood above the hob, tiled floor, night storage heater.

### Landing

Access to roof space.

### Bedroom One

Two double glazed window units with beautiful views to the rear overlooking neighbouring small holding and countryside beyond, electric heater.

### Bedroom Two

Double glazed windows looking out to the front, night storage heater, full length wardrobe, separate storage cupboard and airing cupboard housing hot water tank.

### Bathroom

Shaped panelled bath with mixer tap, mixer tap to shower above and glass shower screen, pedestal wash hand basin with mixer tap, medicine cabinet above, w.c., shaver socket, night storage heater, double glazed frosted window, extractor fan.

### Outside

### Parking

Situated by the rear garden is an allocated parking space and gate leading to rear garden.

### Front Garden

Central path with grassed areas either side.

### Rear Garden

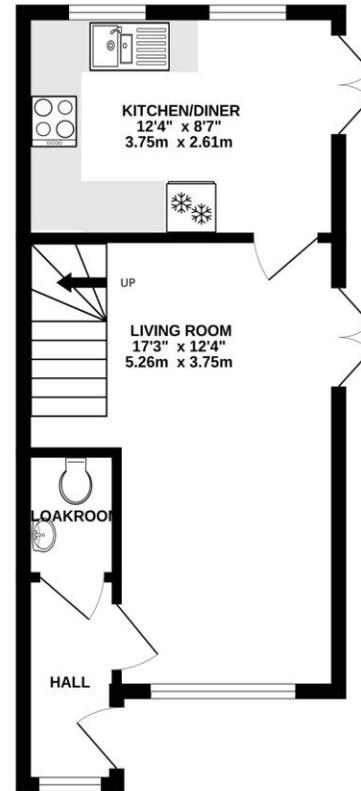
A secluded garden surrounded with mature hedging, patio adjacent to the property with a lawned area, flower and shrub borders, greenhouse, timber garden shed, gate leading to parking space.

**EPC RATING = D**  
**COUNCIL TAX = C**

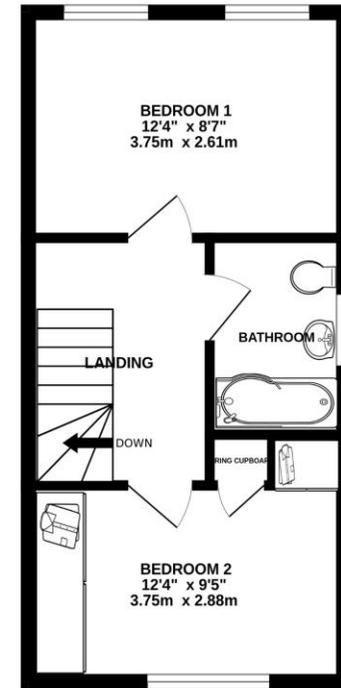




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