



**Oakapple Close  
Cowfold, RH13 8RU**

**£400,000**

**01403 272022  
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**Residential sales, lettings,  
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# Oakapple Close, Cowfold, RH13 8RU



1



3



2

## LOCATION

Situated in the heart of the desirable village of Cowfold, Oakapple Close enjoys a superb location combining rural charm with everyday convenience. This peaceful cul-de-sac setting offers a true sense of community while maintaining a private, tucked-away feel-ideal for families, downsizers, and professionals alike.

Cowfold itself is a picturesque Sussex village surrounded by rolling countryside and idyllic walks. The village offers a welcoming pub, a popular café, local shops, a post office, and a well-regarded primary school-everything you need just moments from your doorstep. For those commuting, the property benefits from excellent access to the A272 and A23, providing easy routes to Horsham, Brighton, Crawley, and Gatwick Airport. Horsham and Haywards Heath train stations are both within easy reach, offering direct services into London. Whether you're seeking a slower pace of life or a well-connected base, Cowfold delivers on all fronts. With a delightful mix of countryside charm and practical amenities, this property is perfectly placed for enjoying all that this sought-after area has to offer.

## PROPERTY

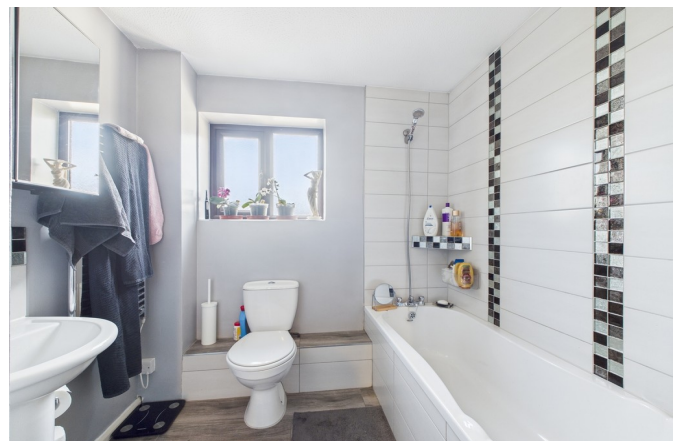
Tenure: Freehold

Immaculately presented and full of warmth, this spacious three-bedroom home is set in a peaceful cul-de-sac in the ever-popular village of Cowfold. This attractive property is perfect for those seeking a turn-key home with generous living space, fantastic outdoor areas, and superb privacy. Step inside to a bright entrance hall that leads through to a cosy living room complete with a log burner - perfect for warming up during winter evenings and adding a touch of rustic charm. The stylish open-plan kitchen and dining area is perfect for everyday living and entertaining. The kitchen is well-equipped with quality appliances and benefits from gas cooking, ideal for those who prefer the precision of a gas hob. The open-plan space flows

into the garden via a sliding door, creating a light, airy connection with the outdoors. Upstairs, you'll find two generous double bedrooms, both beautifully decorated, and a third bedroom that works well as a nursery, office, or guest space. The modern family bathroom is well-appointed with a clean and contemporary finish. Additional features include electric heating throughout, off-road parking, and a garage for added storage or workshop potential. The property is in excellent condition, with a welcoming, well-maintained feel from top to bottom.

## GARDEN AND PARKING

The outside space is a true highlight, offering not just one, but two private rear gardens a rare and exciting feature that adds both charm and versatility. The primary garden, facing southwest, is a sun-soaked sanctuary ideal for alfresco living. Bordered by mature shrubs and fencing for privacy, this space is perfect for summer entertaining, relaxing with a book, or enjoying a quiet drink as the sun sets. There's ample room for outdoor seating, a barbecue area, and even a small lawn for children or pets to play. Tucked behind a side gate is the second garden, offering an additional outdoor space that could be transformed to suit your lifestyle. Whether you envision a vegetable patch, a wildflower area, or simply a quiet retreat, this space offers fantastic flexibility. The front of the property is just as inviting, with well-kept borders and a smart approach that enhances the home's kerb appeal. The driveway provides off-road parking, and the garage offers further storage or workshop potential. Whether you're an avid gardener, a sun worshipper, or simply appreciate the value of outdoor space, the gardens are sure to impress making this a home that's just as beautiful outside as it is in.





**Buses**

5 minute walk



**Shops**

Co-op Food  
10 minute walk



**Trains**

Horsham – 7.5 miles  
Haywards Heath – 8.4 miles



**Airport**

Gatwick  
17.8 miles



**Roads**

M23  
11 miles



**Sport & Leisure**

Pavilions in the Park  
7.6 miles



**Rental Income**

£1,700 pcm



**Schools**

St Peter's CofE Primary  
The Forest School



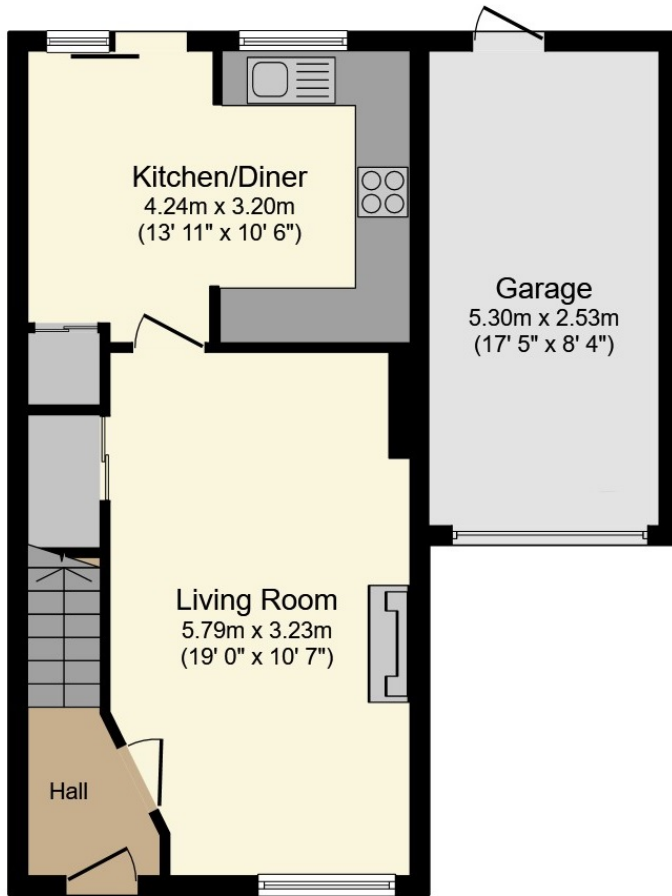
**Fibre Broadband**

Up to 500 Mbps

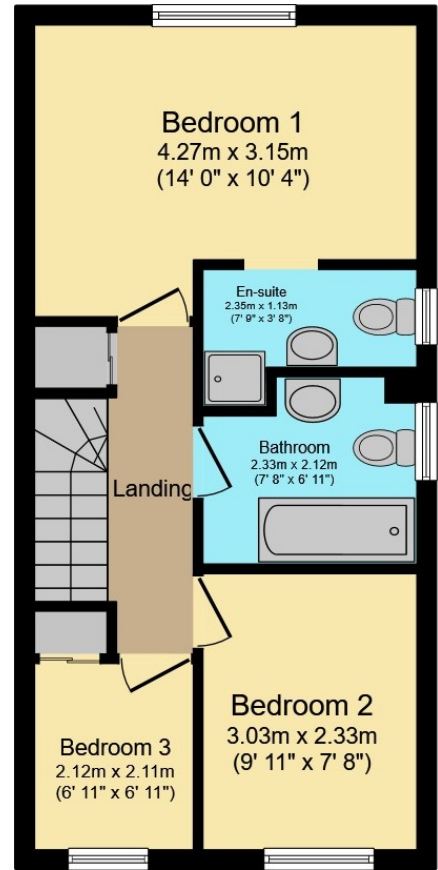


**Council Tax**

Band D



Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**969 sq ft / 90.1 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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