



**Hampton Cottages  
Maplehurst RH13 6RE**

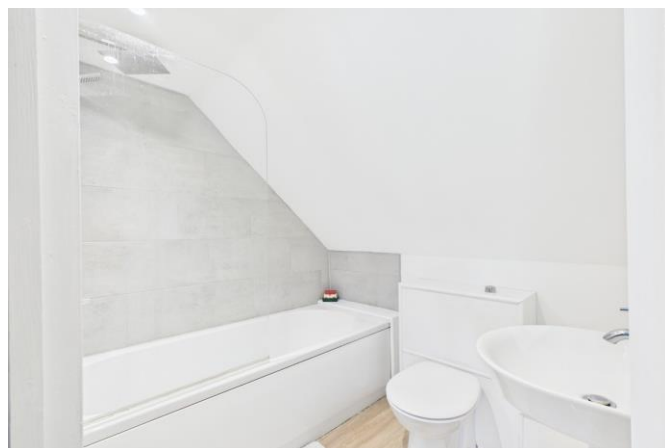
**Guide Price  
£595,000**

**THE LOCATION** The property is set within the picturesque village of Maplehurst, which lies approximately 4.5 miles to the South East of Horsham. The village is set on the edge of scenic countryside, with a traditional Sussex pub, The White Horse, only a minutes' walk away, that offers a good selection of food and ales, with a garden too. The area is ideally positioned for long country walks, or cycle rides, but is also less than 1 mile from St Andrews C of E School, in Nuthurst a highly regarded village school, catering from reception to year 6. The market town of Horsham offers an extensive range of shopping and dining facilities, with a wide range of shops from major High Street brands, including John Lewis, to independent retailers, with a twice-weekly market. The town also has a broad selection of restaurants, bars and coffee shops, an Everyman Cinema and The Capitol Theatre. Horsham also has a main line station with a direct service to London Victoria in approximately 55 minutes.

**ACCOMMODATION SUMMARY** The property offers spacious accommodation, arranged across 3 floors, that is offered to the market in good decorative order. The ground floor offers an entrance hall, with stairs, and a door to the living room, set to the front of the

property. This leads, open-plan, into a spacious kitchen/dining room, with a modern range of floor and wall mounted units, integrated appliances and space for a dining table and chairs. The first floor features two spacious double bedrooms and a modern shower room, with a walk-in cubicle, basin and toilet. From here, stairs lead to the second floor that offers a large double bedroom, with ample space for a wardrobe and additional furniture, with a door to an en suite bathroom, equipped with a white 3 piece suite.

**GARDENS & PARKING** The property features an attractive, secluded series of connected areas of garden, with a pleasant courtyard area, set directly behind the house, with access to four separate external brick stores, that could potentially be adapted to create larger room(s), or storage area(s). They currently house a utility cupboard with space & plumbing for the washing machine and a dryer, a treatment room, for a beautician or similar profession, a walk-in store room, and additional shed/storage cupboard. This area leads into a lawned area of enclosed garden, that historically was owned by the neighbouring house, that has been transferred to this property. In addition, there is an additional, larger sunny area of garden, offering a good







#### Buses

1 mins walk



#### Shops

Co-op, Cowfold  
2.7 miles



#### Trains

Horsham – 5.5 miles



#### Airport

Gatwick  
16.4 miles



#### Roads

M23  
8.4 miles



#### Sport & Leisure

Pavilions in the Park  
5.6 miles



#### Rental Income

£ TBC



#### Schools

St Andrew's Cof E  
Primary  
St Peter's CofE Primary  
The Forest School



#### Broadband

Up to 67 Mbps



#### Council Tax

Band  
E

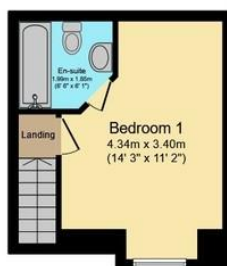




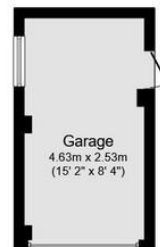
**Ground Floor**  
Floor area 30.9 sq.m. (333 sq.ft.)



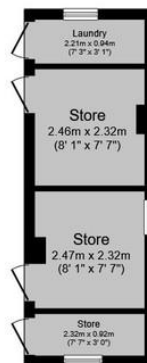
**First Floor**  
Floor area 30.9 sq.m. (333 sq.ft.)



**Second Floor**  
Floor area 20.7 sq.m. (223 sq.ft.)



**Garage**  
Floor area 11.8 sq.m. (127 sq.ft.)



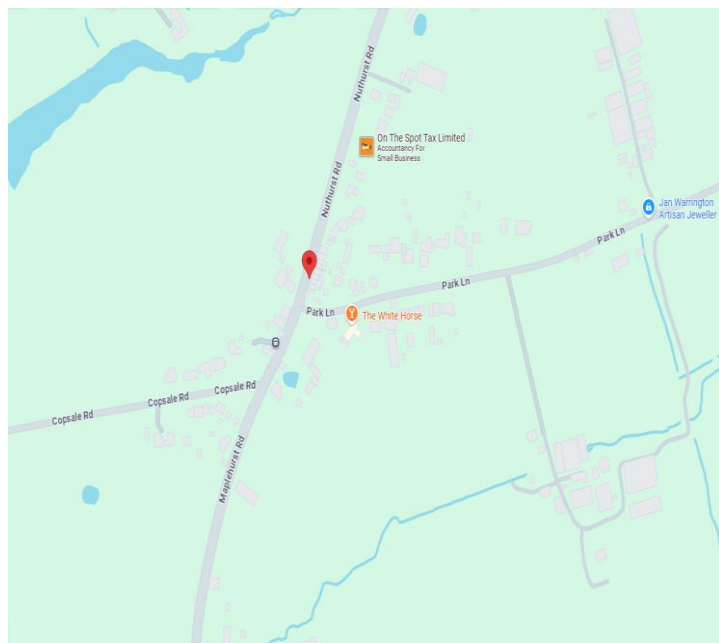
**Outbuilding**  
Floor area 16.4 sq.m. (176 sq.ft.)

**Total floor area: 110.8 sq.m. (1,192 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Map Location



**Total Approximate Floor Area**  
**1,192 sq ft / 111 sq m**

## EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>52</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
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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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