



**Henfield Road
Cowfold, RH13 8DR**

£485,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**

LOCATION

Cowfold is a popular village set just under 7 miles from and to the south of Horsham. The village has a lovely community with a number of social groups together with a large Co-Op convenience store for all your day-to-day needs, an Indian restaurant, coffee shop and Doctors surgery too. A regular bus service provides access to both Horsham and Brighton, together with visiting a number of villages including both Partridge Green & Henfield. There is also a large recreation field within the village, the Hare & Hounds pub and access to thousands of acres of countryside ideal for long walks or bike rides too.

PROPERTY

Tenure: Freehold

Holmstead is a deceptively large 2/3 semi-detached Victorian cottage nestled in the heart of Cowfold. This delightful home boasts a wealth of original features, including wood burners and large windows that flood the rooms with natural light. Upon entering, you are greeted by the inviting Living Room. This cosy space measures 11'0 x 11'0 and features a fully functional wood burner, perfect for creating a snug ambiance on those wintery evenings. The window is dressed with bespoke shutters, adding a touch of elegance and privacy to the room. Moving towards the rear of the property, you will find the generously proportioned Dining Room. Here, the exposed wooden flooring enhances the characterful feel, while another wood burner adds warmth and charm. The Dining Room offers ample space for entertaining family and friends, making it another place to entertain. Adjacent to the Dining Room is the stylishly updated Kitchen. The current owners have tastefully modernised this space, incorporating contemporary elements

while preserving the cottage's authentic charm. A stable door opens up to the Garden, allowing for a seamless indoor-outdoor flow and inviting the beauty of the outdoors inside. One of the standout features of this exceptional home is the rear extension, thoughtfully designed to provide a versatile room measuring 14'5 x 8'2. This space offers direct access to the immaculately presented Garden and serves a multitude of purposes. Currently used as a relaxation and entertainment area, it offers abundant space for socialising. Additionally, for those who work from home, there is ample room for a desk, creating a private office environment. The previous owners utilised this space as a Bedroom, highlighting its flexibility to suit individual needs. Completing the accommodation are the two double Bedrooms upstairs both fitted with built in wardrobes. The Bathroom is also found on the 2nd floor and has been tastefully designed by the current owners, has a bath and a separate shower and has been finished with Victorian style tiles which provides a stylish yet vintage feel.

OUTSIDE

The Garden provides a peaceful retreat for al fresco dining, gardening, or simply enjoying the fresh air. It offers a perfect blend of seclusion and space for outdoor activities. The doors from the rear extension lead you onto a patio area which is a great space for sun loungers or garden furniture. There is a path that leads you up to the recently built Pagoda providing yet another place to catch the sun and enjoy. Further up there are vegetable patches and an abundance of outside storage. A particular feature of this home is the 32' x 16'4 extended double Garage, unique to this property. The Garage which comfortably takes three cars, offers plenty of storage and is also fully fitted with power and an electric up and over door.





Buses

1 minute walk



Shops

Co-op
5 minute walk



Trains

Horsham – 7.0 miles
Haywards Heath – 8.2 miles



Airport

Gatwick
16 miles



Roads

M23
8.5 miles



Sport & Leisure

Henfield Leisure Centre
4.9 miles
Pavilions in the Park
7.1 miles



Rental Income

£1,650 pcm



Schools

St Peters C of E Primary
Forest & Millais



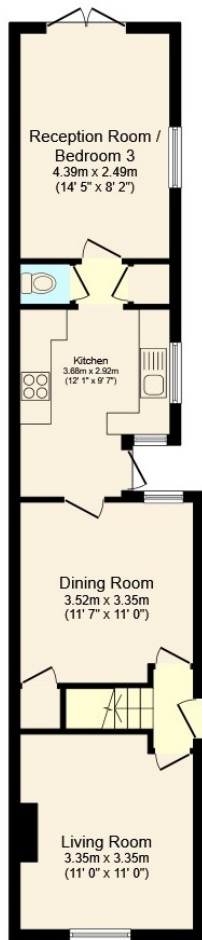
Broadband

Up to 145 Mbps

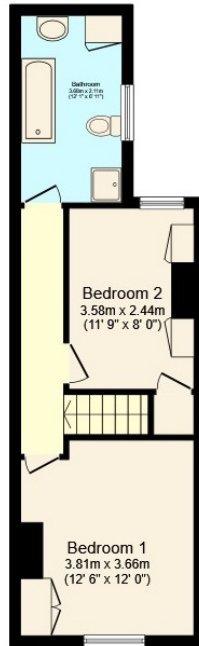


Council Tax

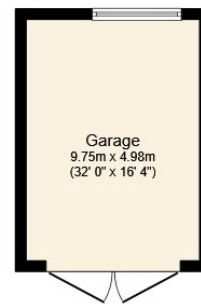
Band D



Ground Floor

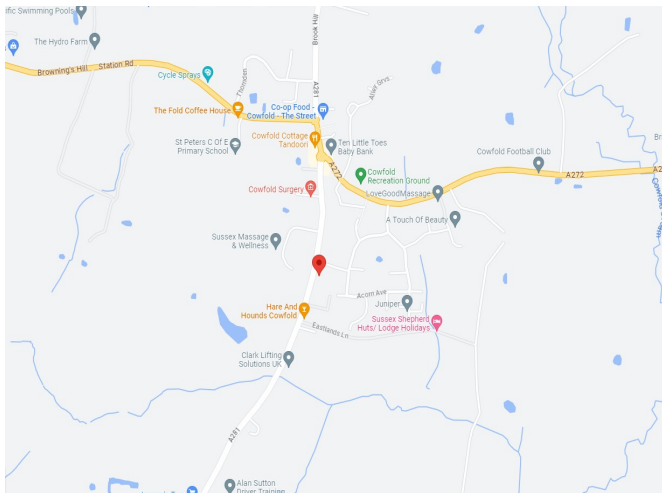


First Floor



Garage

Map Location



Total Approximate Floor Area
1,131 sq ft / 105 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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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