



**Woodlands Walk
Mannings Heath, RH13 6JG**

**Guide Price
£725,000**

**01403 272022
brocktaylor.co.uk**

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

Woodlands Walk, Mannings Heath, RH13 6JG



THE LOCATION

Mannings Heath is a sought-after village set approximately 2 miles to the South East of Horsham, with a regular bus service (17) running between Horsham & Brighton. The village has an attractive Cricket Green, with a children's play park, village hall that hosts regular events and the highly regarded Mannings Heath Golf & Wine Estate, featuring 2 golf courses. The village is conveniently placed for access to St Andrews C of E Primary School, as well as both The Forest School & Millais secondary school. Horsham's vibrant town centre, offers a wide selection of restaurants, bars, coffee shops, a twice-weekly market, Everyman Cinema & The Capitol Theatre, as well as Horsham Station, with its direct service to London Victoria (55 mins).

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers good-sized accommodation, arranged across two floors with excellent potential to extend (STPP). The ground floor features a spacious living room, with open fireplace and a separate dining room, with patio doors leading into the garden, a shower room, basically equipped kitchen and separate utility room. The first floor offers a central hallway, with a large picture window to the side, four

bedrooms and a modern white shower room, with a large walk-in shower. The property also offers double glazing and oil-fired central heating.

GARDEN & PARKING

The house is set in an attractive residential setting and sits within a good-sized mature garden, with excellent scope for improvement and/or extension (STPP). To the front of the house there is a driveway offering parking for multiple vehicles, with an adjacent area of lawn, with mature flower and shrub borders. The attached DOUBLE GARAGE has an internal door to the utility room, and an electric door. To the rear there is a large secluded garden with a generous paved patio that lead to an area of lawn with both mature flower and shrub borders, a timber storage shed and attached brick outbuilding to the rear of the garage that houses the oil tank. The garden is enclosed by a combination of mature trees and shrubs with panel fencing and gated side access.





Buses

3 minute walk



Shops

Elite Garage & Store
10 minute walk



Trains

Horsham – 2.9 miles
Littlehaven – 3.4 miles



Airport

Gatwick
13.2 miles



Roads

M23
5.6 miles



Sport & Leisure

Pavilions in the Park
3 miles



Rental Income

£2,450 pcm



Schools

St Andrew's CofE Primary
The Forest School
Millais School



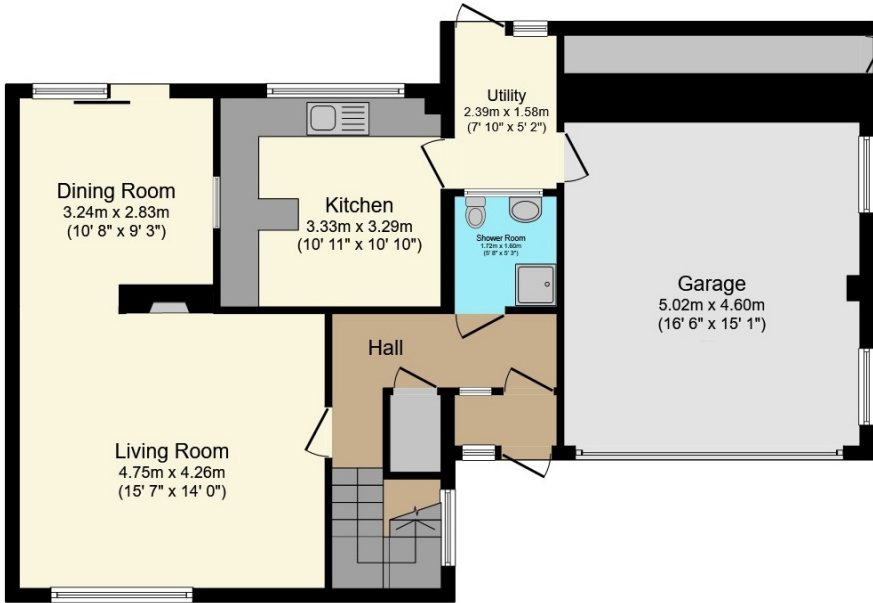
Broadband

Up to 67 Mbps

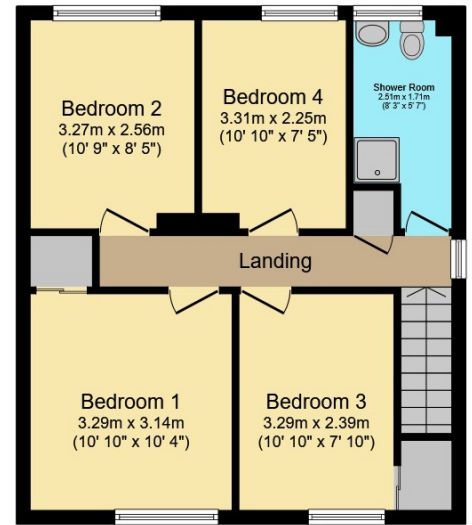


Council Tax

Band F

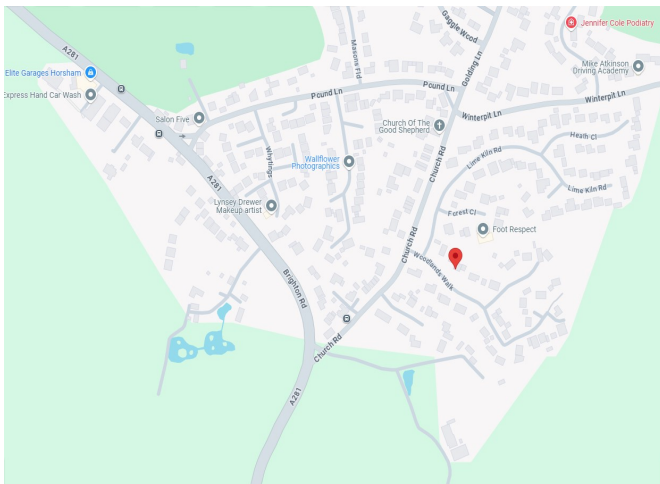


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,515 sq ft / 140.7 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(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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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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