



**Mill Farm Cottages
Mannings Heath, RH13 6PG**

**Offers In Excess Of
£775,000**

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

Mill Farm Cottages, Mannings Heath, RH13 6PG



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THE LOCATION

The property is set in a secluded location, beside Mannings Heath Golf & Wine Estate, on a large plot, just off Hammerpond Road and so within a short walk of the village. The property is conveniently positioned within a few minutes drive of the M23 (Handcross) and also only a short drive from Horsham's thriving town centre, that offers a wealth of shopping facilities, including John Lewis, but also a wide selection of smaller independent retailers and a twice weekly farmers' market. The property is also within easy access of a number of schools, including St Andrews C of E, Heron Way & Lower Beeding, together with both The Forest School & Millais. There is a regular bus service (No 17) from Mannings Heath that runs 7 days a week between Horsham Town Centre & Brighton, with Horsham's main line station only 2.5 miles away with a direct service to London Victoria (55 mins). The property is also set beside the picturesque "Roosthole", owned by The Forestry Commission, with extensive paths, ideal for long dog walks or cycle rides, that include "Mad Mick's mile!"

ACCOMMODATION OVERVIEW

Tenure: Freehold

This delightful character cottage has been lovingly refurbished by the current owners and now offers a perfect blend of character and modern refinements. To the front there is a large porch that leads to the entrance hall and in turn a spacious living room, with an attractive log burner and French doors to the garden. There is also a very spacious kitchen/diner, refitted with an extensive range of

handcrafted country style units, with woodblock work surfaces and a traditional double Belfast sink with ample space for a large table and chairs, that leads to a separate utility room, with a downstairs cloakroom. There is also a large study or 4th bedroom on the ground floor with an attractive open fireplace. The first floor features a stunning master bedroom, with fitted wardrobes, part sloping ceilings and an en suite shower room. There are also two further double bedrooms, both with feature cast iron fireplaces and a stunning refitted bathroom, with a raised cast iron bath on feet, with a separate shower.

GARDENS AND PARKING

This fine home is set on a large secluded plot, that provides a high level of seclusion and is approached from a private driveway, set beside Roosthole, just off Hammerpond Road. To the front there is an expanse of lawn, with a paved walkway that leads to the sheltered front porch, that offers ample space to house a bench or table and chairs. To the side of the house there is further lawn, with post and rail fencing, and a brick paviar pathway. To the rear of the house there is a further area of lawn, with a large paved patio, with lighting and decorative fence panels to provide a high level of screening. In addition, the garden features two sheds, ideal for storage or a workshop space. To the rear of the property is a 5 bar gate, that provides access to the private road, where the owner parks their vehicles.





Buses

20 mins walk



Shops

Tesco Express
1.9 miles



Trains

Horsham – 2.9 miles
Littlehaven – 3.1 miles



Airport

Gatwick
12.3 miles



Roads

M23
4.8 miles



Sport & Leisure

Pavilions in the Park
3.1 miles



Rental Income

£2,650 pcm



Schools

St Andrews CofE Primary
The Forest School
Millais



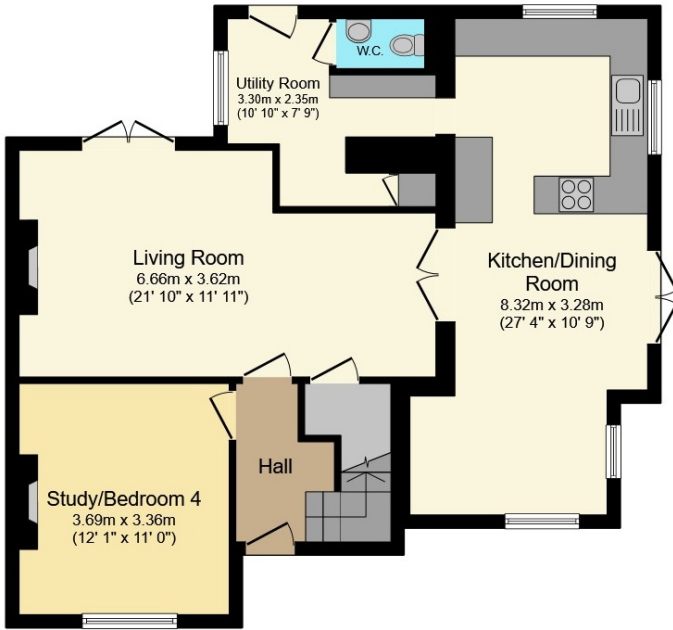
Broadband

Up to 67 Mbps



Council Tax

Band F

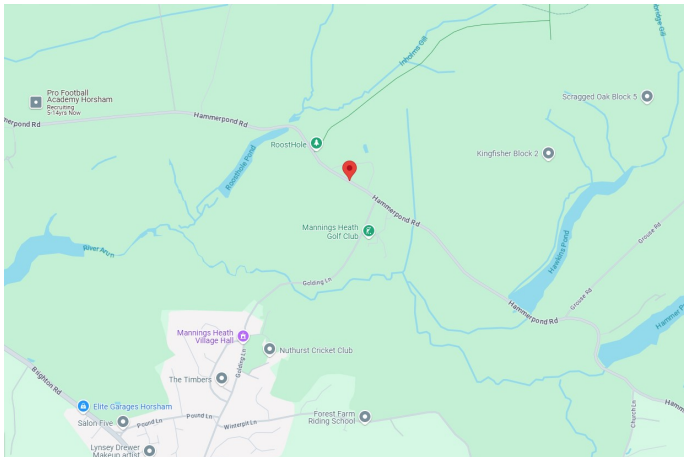


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,552 sq ft / 144 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
(39-54)	E	46	
(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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