

Trinity Fields, Lower Beeding, West Sussex, RH13 6GH

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Offers In Excess Of £700,000







Tucked away within an attractive and exclusive modern cul-de-sac, Trinity Fields enjoys an idyllic setting surrounded by the rolling Sussex countryside, offering an abundance of picturesque walks and nearby places of interest. Despite its peaceful location, the property is perfectly positioned for modern living, with the thriving and historic market town of Horsham within easy reach, alongside excellent transport connections to both London and Brighton.

Constructed by Charles Church in 2013, this handsome double-fronted detached residence has been beautifully enhanced by the current owners to create an exceptional family home of both style and substance. Offering four generous double bedrooms, three versatile reception rooms and superbly flexible accommodation throughout, the property combines elegant design with practical living. A private driveway provides parking for two vehicles and leads to a detached garage, while the south-facing rear garden enjoys a wonderfully secluded aspect that is rarely found.

Stepping inside, the spacious entrance hall immediately makes a lasting impression with its attractive Karndean flooring and welcoming sense of space, complemented by a conveniently positioned cloakroom. To the front of the property, a well-appointed study with fitted shutters provides the ideal home office, while the generous sitting room offers an inviting retreat, complete with stylish accent ceiling lighting and matching shutters.

The heart of the home lies to the rear, where the impressive kitchen and dining room has been thoughtfully designed for both everyday family life and entertaining. Fitted with an attractive range of units, granite work surfaces, integrated appliances, a breakfast bar and space for an American-style fridge freezer, the room is flooded with natural light, with double doors opening directly onto the garden. Flowing seamlessly from here is a cosy family area, beautifully enhanced by feature wood panelling to create a distinct and characterful space. A separate utility room, with plumbing for both a washing machine and tumble dryer, adds further practicality.

Upstairs, the principal bedroom is a sanctuary, featuring bespoke Hammonds fitted wardrobes and a stylishly remodelled en-suite shower room. Three further double bedrooms provide excellent accommodation, with the second bedroom benefiting from newly installed fitted wardrobes, all served by a well-appointed family bathroom complete with a separate shower enclosure. The loft space also offers exciting potential for conversion into additional living accommodation, subject to the necessary planning consents.

Outside, the property continues to impress. The driveway benefits from an electric vehicle charging point and leads to the detached garage, equipped with a remote-controlled up-and-over door, power supply and extensive eaves storage. The beautifully landscaped south-facing rear garden is a particular highlight, offering an exceptional degree of privacy. Predominantly laid to lawn with elegant box hedging and well-stocked borders, the garden also features a substantial paved terrace, outside water supply, side access and steps leading to an extended sandstone seating area, creating the perfect setting for outdoor dining, entertaining and peaceful relaxation.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

LIVING ROOM 11'10" x 15'8" (3.61m x 4.78m)

STUDY 11'09" x 7'11" (3.58m x 2.41m)

CLOAKROOM 3'5" x 5'10" (1.04m x 1.78m)

KITCHEN/DINING ROOM 18'2" x 12'5" (5.54m x 3.78m)

FAMILY ROOM 11'10" x 10'" (3.61m x 3.05m)

UTILITY ROOM 6'0" x 5'1" (1.83m x 1.55m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'8" x 14'8" (4.47m x 4.47m)

EN-SUITE SHOWER ROOM 6'9" x 5'5" (2.06m x 1.65m)

BEDROOM TWO 11'10" x 13'6" (3.61m x 4.11m)

BEDROOM THREE 9'0" x 12'5" (2.74m x 3.78m)

BEDROOM FOUR 10'8" x 11'1" (3.25m x 3.38m)

FAMILY BATHROOM 10'2" x 5'8" (3.10m x 1.73m)

OUTSIDE

OFF ROAD DRIVEWAY PARKING AT THE SIDE

DETACHED GARAGE 9'9" x 17'6" (2.97m x 5.33m)

PRIVATE SOUTH FACING REAR GARDEN

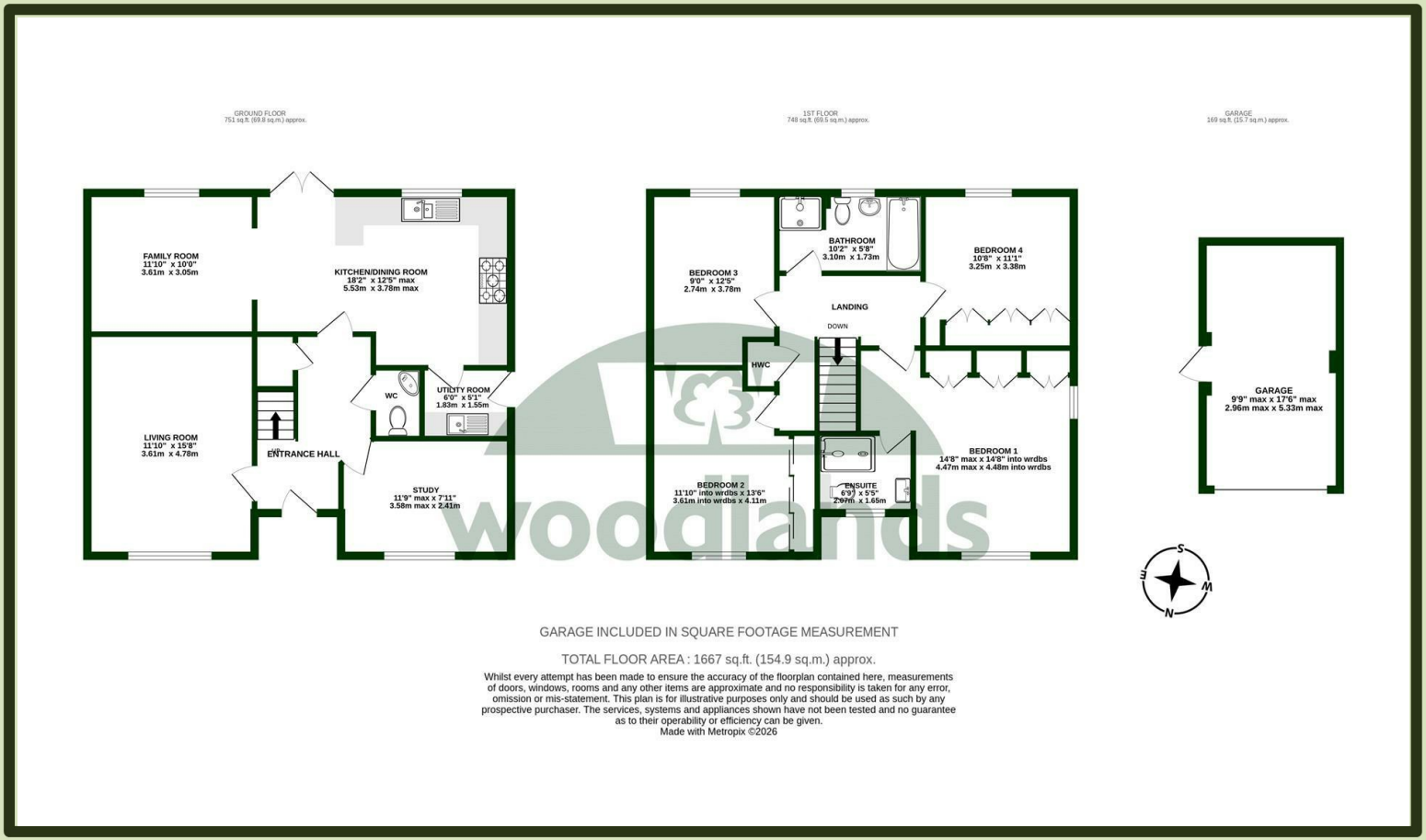
ANNUAL ESTATE CHARGE: £439.99

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LOCATION: Trinity Fields is a modern development located in the heart of the village, just a short distance from The Plough public house and a short walk from the Holy Trinity C of E Primary school. The area also offers good access for nearby Horsham offering a comprehensive range of shopping facilities and amenities including a mainline station to Gatwick and London. Neighbouring villages of Cowfold and Mannings Heath offer more local needs. Lower Beeding is surrounded by farmland and countryside which can be explored via many public footpaths across the area.

DIRECTIONS: From Horsham proceed in an Easterly direction along Brighton Road (A281). Proceed through the Villages of Mannings Heath and Monks Gate. Take a turning on your left into Sandygate Lane (signposted Plummers Plain B2115). Proceed towards the end of this road where Trinity Fields can be found on your right hand side just before the junction.

COUNCIL TAX: Band F.

EPC Rating: D.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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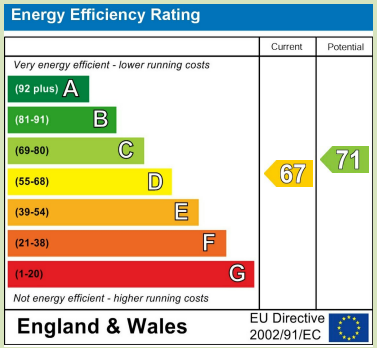
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TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS.

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Tel: 01403 270270



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