

The New House, Church Path, Station Road, Cowfold, RH13 8DA

In Excess of **£350,000**

MANSELL McTAGGART
Trusted since 1947

- 4 good sized bedrooms
- 2 reception rooms
- Good sized detached house
- Principal bedroom with en suite
- No onward chain
- Built in 1999
- Driveway for 3 vehicles and garage with power
- Superb southerly views
- Small paved patio
- Close to schools, walks, transport links and Horsham

A good sized and conveniently located 4 bedroom, 2 reception room detached house, built in 1999, offering great potential to improve with some fine southerly views, en suite. driveway for 3 vehicles, garage and no onward chain.

Council Tax band: TBD

Tenure: Freehold











A good sized and conveniently located 4 bedroom, 2 reception room detached house, built in 1999, offering great potential to improve with some fine southerly views, en suite, driveway for 3 vehicles, garage and no onward chain.

The property is situated in this ever so popular village, close to excellent schools, major transport links, beautiful walks and Horsham.

The accommodation comprises: entrance hallway, cloakroom, well proportioned sitting room and separate dining room. The kitchen/breakfast room is fitted with a range of units with door to rear and opportunity to incorporate the dining room, if required.

From the hallway stairs rise to the first floor with access into the principal bedroom with a fine outlook over the playing fields and equipped with fitted wardrobe and en site shower room.

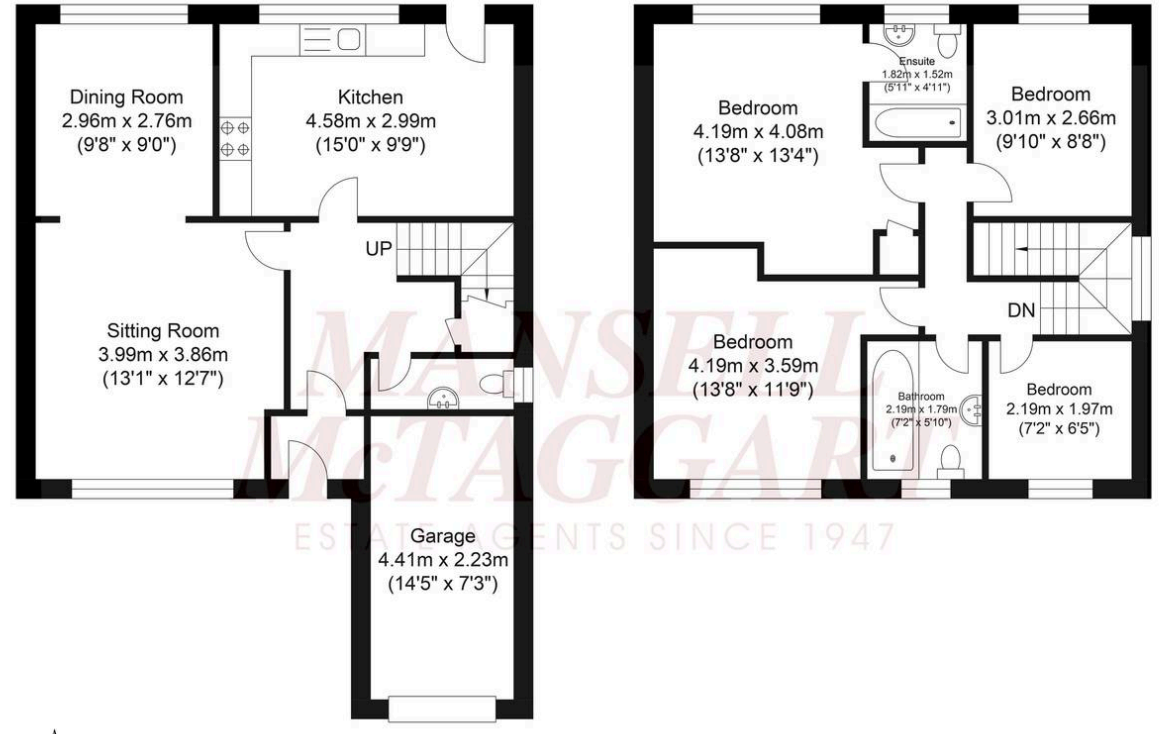
There are 3 further bedrooms and family bathroom.

A driveway provides parking for 3 vehicles, leading to the garage with power and Calor gas fired boiler.

There is a 32’ wide x 6.5’ paved patio to the rear is ideal for a table and chairs and is adjacent to the Church Path.

Cowfold is a delightful village to the south of Horsham. Centred around the historic Anglican church of St. Peters and village hall, a highly regarded primary school, convenient Co-Op store, beauty salon, hairdressers/barbers, florist and Indian restaurant, cafes, everyday needs are well catered for. A highly regarded and reviewed farm shop, 'Jeremy's Two' is at hand for quality produce. The recreational grounds and play areas offer families a local space for leisure and hold public events throughout the year. Beautiful country walks are on your doorstep. Close by, the exclusive South Lodge Hotel & Spa is a spectacular venue for alfresco afternoon tea with breath-taking views or dinner at a selection of outstanding restaurants. The local public house provides fine food and ambience. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
Approximate Floor Area
644.97 sq ft
(59.92 sq m)

First Floor
Approximate Floor Area
567.04 sq ft
(52.68 sq m)

Approximate Gross Internal Area (Including Garage) = 112.60 sq m / 1212.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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