



**Gaggle Wood,
Mannings Heath, RH13 6JR**

**Offers Over
£600,000**

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

ACCOMMODATION SUMMARY

The property offers good-sized accommodation. It has been extended but still offers further scope for extension (STPP). There is a spacious Living/Dining Room, with patio doors that lead into the garden, and ample space for a sofa and dining room table. This is set adjacent to a kitchen/diner equipped with a range of traditional base and eye-level units, with contrasting work surfaces and space for appliances. The main bedroom is particularly spacious with a defined sleeping and dressing area and also offers a useful en suite shower room. There are two further bedrooms, with an en suite shower room and family bathroom/wet room and a double-glazed conservatory.

GARDENS & PARKING

The property is set on a good-sized plot, with mature gardens and offers a high level of seclusion. To the front there is a double-width driveway, with parking for two or more vehicles, that is laid to block paving, with an adjacent area of garden, with mature shrubs. The driveway leads to an attached garage, with an up-and-over door. To the rear there is a generous rear garden, enclosed by fencing with mature trees that provide a high level of seclusion and enjoys a sunny western aspect. The garden has a large paved patio, that leads to an area of low-maintenance faux-grass, with mature shrubs and trees.

THE LOCATION

Mannings Heath is a popular and sought-after village set just over 2 miles to the south-east of Horsham. The village boasts a traditional Cricket Green and highly renowned Mannings Heath Golf Club and Wine Estate, which offers discounts to residents of the village. In addition, there is a convenience store, set just off the Brighton Road, with a post office open extended hours 7 days a week for all your daily needs. The number 17 bus operates a daily service between Horsham and Brighton, for easy access to Horsham's thriving town centre, which features a wide selection of bars, shops and restaurants, an Everyman Cinema and The Capitol Theatre. The village offers easy access to the A23/M23, with a junction at Handcross, with Horsham's main line station offering a direct service to London Victoria in just under an hour.





Buses

8 minute walk



Shops

Convenience Store
11 minute walk



Trains

Horsham
3 miles



Airport

Gatwick
14.2 miles



Roads

M23
5.2 miles



Sport & Leisures

Pavilions in the Park
3.1 miles



Rental Income

£tbc pcm



Schools

St Andrew's Primary
The Forest School
Millais



Fibre Broadband

Up to 1600 Mbps



Council Tax

Band F



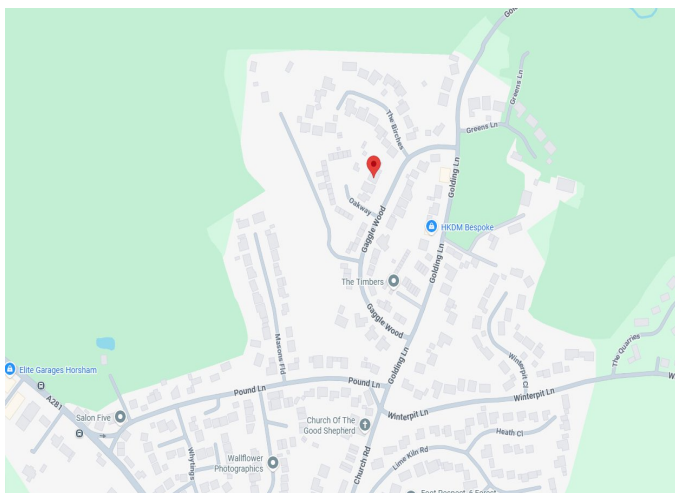
Floor Plan

Total floor area: 131.0 sq.m. (1,410 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Map Location



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 no 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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