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Sales.







Patchgate Cottage, Brighton Road, Lower Beeding, Horsham, West Sussex, RH13 6NH

Offers Over £900,000

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THE LOCATION

The property is located just off the Brighton Road, in an elevated position, only a minute's walk from the highly regarded Crabtree restaurant and public house, and within easy walking distance of South Lodge Hotel & Spa, which features an exclusive health club for members and residents. The village of Cowfold is either a short drive or bus ride away and offers a Co-Op convenience store, coffee shop and a large village green, which is home to a number of local sports clubs. There is a choice of primary schools in Lower Beeding, Cowfold & Nuthurst, with senior schools in Horsham and Cuckfield, which are easily accessible. Horsham's thriving town centre offers a wide range of shops, including John Lewis, a twice-weekly market, an Everyman Cinema, the Capitol Theatre and Horsham Station, that offers a direct service to London Victoria (55 mins).

ACCOMMODATION SUMMARY

The property offers spacious accommodation that has been updated and refurbished by the current owners, yet retains many interesting and character features. The ground floor boasts a generous hallway, with a downstairs cloakroom, that leads to an extended Sitting Room, with a part-vaulted ceiling, with bi-fold doors and striking views out over open fields. To the front of the building, which was the original bar for the pub, there is a refitted kitchen and dining room, with a central island, range-style cooker and a large fireplace with a log burner. The ground floor also offers a study, again to the front of the property, with stairs leading down from the kitchen to a Horsham stone-lined cellar. The first floor offers four double bedrooms, with a modern white bathroom suite, and far-reaching views from the main bedroom.

GARDEN & PARKING

The property sits on a sunny, secluded plot, with far-reaching views over open fields to both the front and rear. The front garden is elevated, with gated access to an area of lawn, with a mature flower bed, that leads to a sunny side garden, with a paved patio and mature flower and shrub borders that is an ideal spot for an outdoor sofa, or setting for a table and chairs. The garden wraps around the rear of the house, with a further patio set behind the sitting room, with the remainder of the garden laid to lawn, with mature trees, hedging and flower and shrub borders and post and rail fencing. A 5-bar gate opens to a rear driveway, with private parking and a detached garage, with double doors.















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Scan here for dedicated website for property

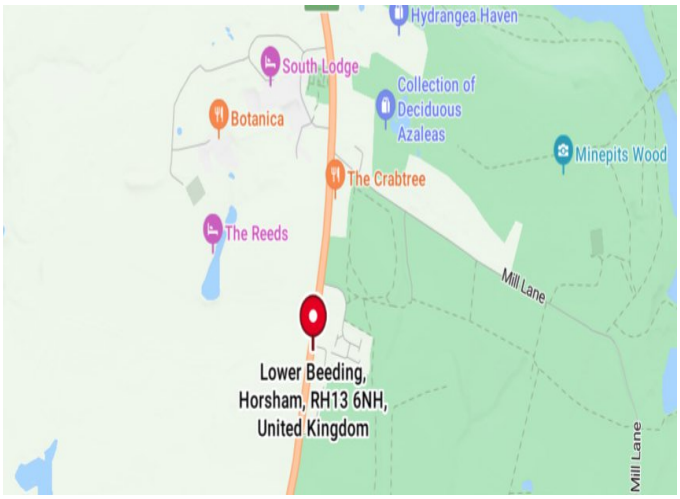


Total floor area: 185 sq.m / 1979 sq.ft (Including Garage/Outbuilding)

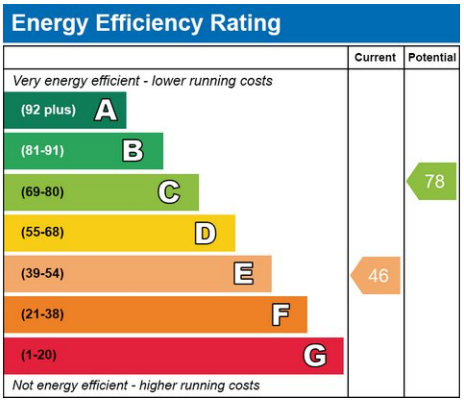
This floor plan is for illustrative purposes only, It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement.

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Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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