



Winterpit Lane, Mannings Heath  
Horsham, West Sussex, RH13



*Beyond your expectations*



# A substantial detached family house with 1.5 Acres.

Hamptons International

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Master Bedroom with Dressing Room and Ensuite Bathroom | 6 Further Bedrooms | 3 Further Bath/Shower Rooms (2 Ensuite) | Sitting Room | Dining Hall | Kitchen/Breakfast Room | Snug | Garden Room | Garage | Garden of 1.5 Acres (0.61 Ha)

**Offers in excess of £1,000,000 Freehold**

### Description

A highly substantial detached family house which offers superb accommodation over two floors totalling about 4300sqft.

As shown on the attached floor plan the accommodation is highly flexible and set over just two floors. Owing to the property's positioning within the plot, all rooms benefit from views over the beautifully kept gardens and beyond.

These rooms include a spacious sitting room, dining hall, snug, garden room and kitchen breakfast room. There are then three ensuite bedrooms, the master with dressing room also, four further bedrooms and another studio/family room on the first floor with its own kitchenette area.

The flexibility of the accommodation makes this an ideal property for any large family or indeed a multi-generational set-up.

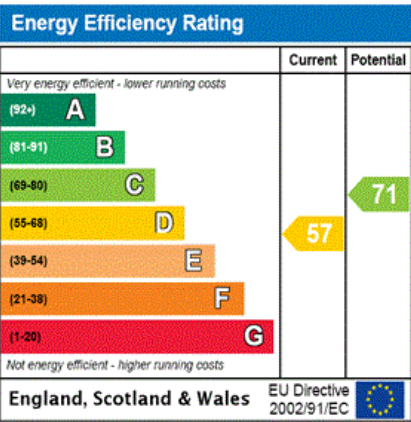
### Outside

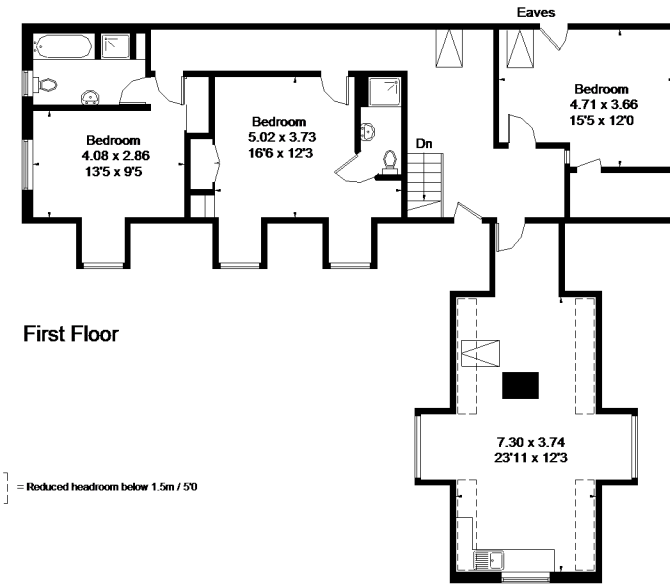
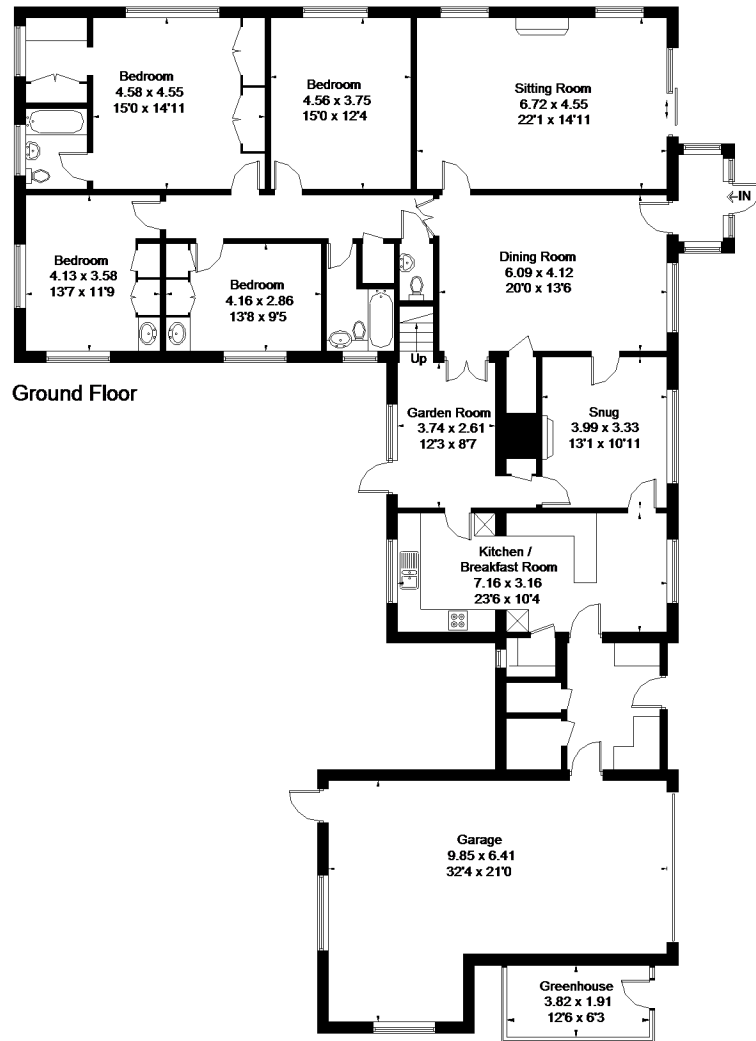
The property sits centrally within its plot of over 1.5 acres. These gardens are beautifully stocked with flower and shrub borders. There is also a lovely summerhouse and a shed. To the front of the house is an ornamental pond and patio. The rear gardens are delightful, siding onto the golf course and containing an orchard and useful kitchen gardens. The attached garage is capable of holding up to 4 cars and is approached by a long

driveway with ample parking and turning space.

### Location

The property is situated just to the east of Mannings Heath in a lovely lane. Mannings Heath retains its village atmosphere with its local village store, green and village hall as well as the very popular Mannings Heath Golf Club. Horsham town provides a comprehensive range of both shopping and recreational facilities together with a main line rail service to London (Victoria and London Bridge). The location benefits from excellent road communications with access onto the M23 at Handcross with its links to both Gatwick Airport and also the south coast. The surrounding countryside provides many miles of beautiful walks and rides including the Downs Link.





## Winterpit Lane, Mannings Heath, Horshar

Approximate Gross Internal Area  
House = 399.1 sq m / 4296 sq ft (Including Garage)  
Greenhouse = 7.2 sq m / 77 sq ft  
Total = 406.3 sq m / 4373 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 186820

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



