



Cherry Tree Cottage

Wickhurst Lane, Broadbridge Heath, Horsham
Guide Price £675,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

Cherry Tree Cottage, Broadbridge Heath, Horsham RH12 3LU

Courtney Green are pleased to be offering for sale this most delightful Grade II listed character cottage nestled in a corner plot with stunning cottage style gardens. Boasting a wealth of exposed beams and fireplaces including a traditional Inglenook, the accommodation comprises, on the first floor two double bedrooms and a shower room, and on the ground floor an entrance hall which opens up to a spacious sitting room off which is a dining room and family room. There is a modern Shaker style galley kitchen with built in appliances off which is a separate utility room. A drive to the front of the property gives access to a detached garage. The pretty, well stocked cottage garden has an array of flower and shrub beds and borders interspersed with lawns and flagstone paving. Within the grounds is a wishing well, timber shed and log store and a glasshouse.

The accommodation comprises:

Oak Front Door to

Entrance Porch

With quarry tiled floor, door to

Sitting Room

Bay front aspect with secondary glazed leaded window, two radiators, parquet flooring, two wall light points, under stairs cupboard, magnificent Inglenook fireplace with Oak beam.

Family Room

Triple aspect with secondary glazed leaded windows, French doors to the rear garden, parquet flooring, brick fireplace with open grate and mantle, two wall light points, two radiators.

Dining Room/Bedroom 3

Secondary glazed and leaded bay front aspect and leaded side aspect, parquet flooring, radiator.

Kitchen/Breakfast Room

Leaded side and rear double aspect, glazed stable door to the rear garden, fitted with a range of base and wall mounted cupboards and drawers in light grey Shaker style units with marble worktops and splashbacks, inset 1810 1 1/2 bowl sink, routed drainer, brushed metal monobloc tap, Bosch touch control electric hob with concealed filter hood over, Neff eye level double oven, integrated fridge, Bosch dishwasher, refuse drawer, boiler cupboard housing

Ideal Logic gas fired boiler, door with cupboard, marble shelf quarry tiled flooring, radiator.

Utility Room

Side aspect, marble worktop surface with space and plumbing for washing machine and integrated freezer, eye level units, consumer unit.

From the Sitting Room an Oak staircase rises to the **First Floor Landing** with loft hatch.

Bedroom 1

Leaded front aspect, over stairs cupboard and eaves cupboard, radiator, walk in closet.

Bedroom 2

Leaded front aspect, radiator.

Shower Room

Leaded rear aspect, Quadrant shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, and over head drencher unit, tiled walls, vanity unit with inset wash hand basin having chromium mixer tap and cupboard under, low level WC, Oak veneered flooring, radiator, wall light.

OUTSIDE

At the front of the property is a driveway providing hard standing for 2 vehicles and leads to a

Detached Garage With wooden swing doors.

The property is nestled on delightful cottage style grounds with flagstone paths, well stocked flower and shrub beds and borders, interspersed with areas of lawn. Within the grounds there is a wishing well, large timber shed and log store and a glass house. The gardens enjoy a good deal of privacy and are bordered with walls and fence borders.

Council Tax Band— E

Ref: 24/5597/24/04

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