



The Cottage, Graylands Estate  
 Langhurst Wood Road, Horsham, West Sussex, RH12 4QD  
 Guide Price £425,000 Leasehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

# The Cottage, Graylands Estate, Langhurst Wood Road, Horsham, West Sussex, RH12 4QD

Courtney Green are delighted to bring to the market this most individual, single storey mews cottage forming part of the highly acclaimed courtyard development at Graylands Estate. Situated less than five miles north of Horsham town centre, less than a mile from Warnham train station and with the stunning Sussex countryside surrounding the site, this really is the perfect combination of rural escapism and convenient living. Accessed via electric security gates with CCTV and remote entry, the tree lined driveway to Graylands and the extensive communal grounds have stunning southerly views across Horsham District and the South Downs Beyond. Graylands is also home to some fantastic local businesses including two unique café/food outlets. Originally converted into a two bedroom cottage, the current owners of "The Cottage" have totally transformed the property with extensive renovation works and a cleverly thought out reconfiguration, greatly improving the useability of the accommodation. Now double glazed throughout and with the benefit of a Calor gas fired boiler, the property's energy efficiency has also been greatly improved. Viewings are strongly recommended to appreciate this property's finer details.

Grey **Front Door** with white surround, in keeping with the private and gated resin gravel courtyard, with landscaped box planting borders, central tree planting and lighting.

## Entrance Hall

A welcoming entrance area with vaulted ceiling, front aspect window, fitted double cupboard, oak effect flooring, radiator and loft hatch.

## Bedroom 1

A large and bright dual aspect double bedroom with front and rear aspect windows, vaulted ceiling, bespoke full height fitted wardrobes with rolling ladder, radiator.

## Bathroom

A luxury bathroom suite comprising a tile enclosed bath with bath mixer, rainfall showerhead and handheld showerhead, low level w.c with concealed cistern, wall hung vanity wash hand basin with mixer tap over and vanity shelf above, shaver point, airing cupboard housing recently fitted Calor gas boiler, tiled floor, rear aspect window, vertical radiator, vaulted ceiling and downlighting.

## Sitting Room

A stunning dual aspect sitting room with two front aspect windows and a large rear aspect window overlooking the garden, vaulted ceiling, multifuel burner, continuation of oak effect flooring, doors to bedroom two and kitchen.

## Bedroom 2

A further double bedroom with front aspect window, tongue and groove panelling with display shelf over, fitted wardrobe, radiator, high level metre cupboard, and open to the ensuite shower room.

## Ensuite Shower Room

A modern shower suite comprising a walk in shower cubicle, low level w.c, pedestal wash hand basin with mixer tap over, obscured side aspect window, downlighting, extractor fan and tiled floor.

## Kitchen/Dining Room

A stunning shaker style kitchen finished in wood grain charcoal grey doors with complementing worktops over, tiled splashbacks, stainless steel inset sink with mixer tap, integrated AEG electric oven with four burner induction hob, hidden extractor hood, integrated fridge/freezer, integrated dishwasher, integrated washing machine, breakfast bar, herringbone oak flooring, radiator, efficient infrared wall panel, rear aspect window overlooking garden, French doors, vaulted ceiling and downlighting.

## OUTSIDE

The property sits within an attractive, gated courtyard setting, where there are mature box hedge borders, lit central planting features and communal seating.

To the rear is a fence enclosed, secluded, private garden which is mainly laid to lawn with shingle borders, a timber-built store shed and sleeper steps rising to a raised sandstone patio, external tap and French doors to the Kitchen. A central rear gate leads to the parking area.

Within the communal areas there is a lockable bike store, extensive communal grounds with public footpath and bridleways just beyond, communal BBQ area and bin store.

## Parking

The property benefits from one allocated space in the residents car park and room for 2 vehicles on the private driveway which is accessed from a central rear gate. There are a number of visitor spaces available.

## Additional Information

Lease Length - 244 Years remaining  
 Service Charge - £2,144 pa  
 Ground Rent - £250 pa  
 Managing Agents - Brunfield

Council Tax Band— B

Ref: 24/5549/05/02

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

**Agent's Note:** We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.



**Approximate total area<sup>1)</sup>**  
 842.33 ft<sup>2</sup>  
 78.25 m<sup>2</sup>

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	B	C
D	E	F
G		
Not energy efficient - higher running costs		

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

