



1 Golf Cottages Greens Lane Golding Lane, Mannings Heath

Guide Price £795,000

1 Golf Cottages Greens Lane Golding Lane

Mannings Heath, Horsham

This four bedroom, two bathroom, character cottage offers a deceptive and generous blend of living and bedroom space arranged over two floors and is located within Mannings Heath village. The main sitting room enjoys an aspect to the front of the property and has a corner feature fire place . There is a second well proportioned reception room to the front aspect which is ideal as a family room. A further sitting room is conveniently located adjacent to the kitchen/dining room and has a light and airy feel as well as a brick built fireplace which incorporates a woodburning Log burner. The kitchen/dining room is a stunning room and has doors leading directly out to the garden terrace area and a cleverly designed kitchen with shaker style cabinets and contrasting granite work surfaces.

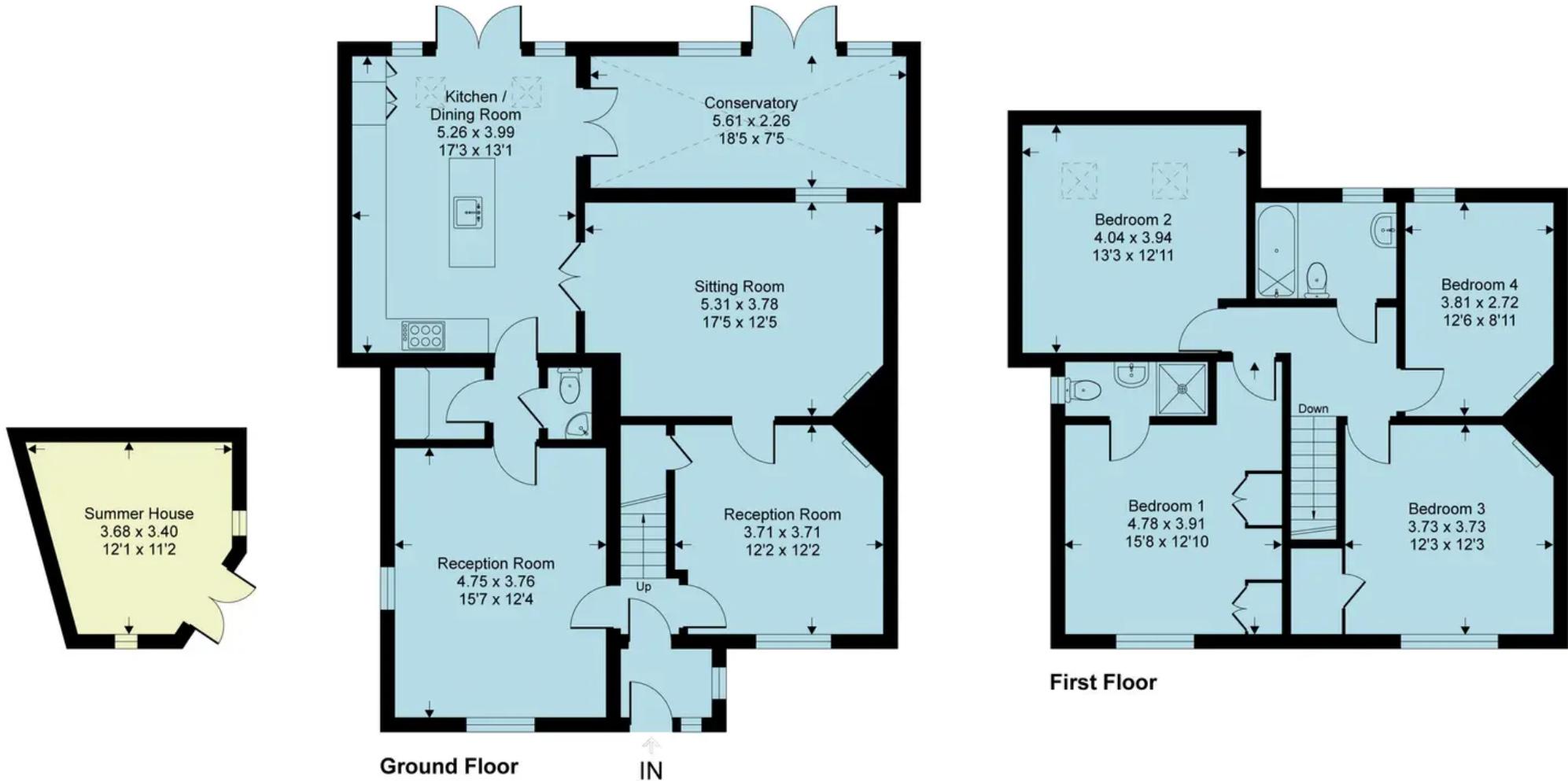
Adjacent to the kitchen is the conservatory/garden room which makes an ideal space for entertaining or a further family room. To the first floor; the main bedroom has an aspect to the front of the property and fitted cupboard space, it also has an adjoining ensuite with a walk-in shower, wash hand basin and a low level WC. There are three further bedrooms; all of decent proportions which can be used as double bedrooms as well as a family bathroom which has a wall mounted shower over the bath, a wash hand basin and a low level WC - all finished to a modern style and complimented with chrome fittings and a heated towel rail. Also of note; the roof space is half boarded and has a loft ladder for access with room for loft conversion (subject to planning consents).

- Four Bedrooms, Two Bathrooms
- Four Reception Rooms
- Modern Kitchen/Dining Room with Breakfast Bar
- Conservatory



Golf Cottages, RH13

Approximate Gross Internal Area = 176 sq m / 1896 sq ft
Approximate Outbuilding Internal Area = 10 sq m / 109 sq ft
Approximate Total Internal Area = 186 sq m / 2005 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.