



3 Gratwicke Cottages Henfield Road, Partridge Green

Guide Price £550,000 - £575,000

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Partridge Green, Horsham

This delightful, characterful and charming three bedroom character cottage offers a generous blend of living and bedroom space arranged over two floors and is ideal for growing families whilst benefitting from stunning countryside views.

To the ground floor; the reception hall welcomes you and leads into the main sitting room which has a light and airy feel due to the high ceilings, there is a fireplace with an inset log burner and strip wood floor running through. Further reception space includes a snug/2nd reception with an aspect to the front of the property and a further fireplace. The kitchen is part open to a separate dining area and has space for freestanding appliances and a tiled floor running through, there are superb views out to the garden and a stable door opens directly onto the garden terrace. Also of note to the ground floor is a downstairs bathroom with a walk-in shower, high-level WC and wash hand basin. To the first floor; the main bedroom has an aspect to the front of the property and also has the benefit of an accompanying ensuite bathroom; the bathroom features a freestanding roll top bath, a wash hand basin, a low-level WC and a bidet - all in keeping with this period home. There are two further bedrooms both of decent proportions and a direct access to eaves/loft storage space.

The property features a gravel driveway with space for several vehicles, the rear garden is a real feature, and has fabulous views backing the open countryside. The garden is mainly laid to level lawn with a selection of beds and borders which are well stocked with mature shrubs, plants, and trees, there is also a sandstone terrace area which is ideal for outdoor dining within the summer months. A further decking area offers a second seating area which is ideally placed to enjoy the summer evening sun as well, The decking sides onto the pond which offers a relaxing backdrop.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



 = Reduced headroom

Gratwicke Cottages, RH13

Approximate Gross Internal Area = 102 sq m / 1100 sq ft
(excludes restricted head height)



Ground Floor



First Floor

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/

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