



**Trinity Fields, Lower Beeding , West Sussex, RH13 6GH.**  
**Guide Price £575,000 - £600,000 Freehold**

  
**MARTIN&CO**



## Trinity Fields, Lower Beeding

4 Bedrooms, 2 Bathroom

**£575,000 - £600,000**

- Detached family home
- Cul de sac development
- Built by Charles Church
- Rural hamlet
- Four double bedrooms
- Ensuite shower room
- Three reception rooms
- West facing garden
- EPC C
- Garage and driveway



**DETACHED DELIGHT** – Built by Charles Church this double fronted family home is set in the heart of this popular semi-rural village within walking distance of the Holy Trinity C of E Primary School, and only a short distance from The Plough public house.

Being part of a small exclusive cul de sac development offering a good degree of privacy.



Set down pretty walkway the garden path takes you to the front of this double fronted detached home. The spacious entrance hall gives access to all the main ground floor accommodation.

The sitting room has double glazed French doors leading out onto the rear terrace, there is also a feature fireplace with inset electric fire.

The kitchen/breakfast room is fitted with a modern range of wall and base units with ample worktop surfaces, fitted appliances and access to the utility room. The kitchen/breakfast room enjoys the garden aspect.

This house has great flexibility with further reception rooms off the hallway including a family/media room and a large study. A cloakroom with wc completes this floor.

Moving to the first floor and of particular note, the four bedrooms are all good size double rooms with the

main bedroom having fitted wardrobes and a full size ensuite shower room. The family bathroom is well fitted with panel enclosed bath, wash hand basin, wc and enclosed shower cubicle.

#### Outside

Approached via a private driveway there is an attached garage of 17'8 x 9'4 with off street parking. The garage has loft storage space in the vaulted ceiling area.

There is a pretty front garden with pathway and the rear garden runs the full width of the house and garage, enjoying a West aspect with paved patio with level lawn and flower borders, a tranquil pace to enjoy.

#### Location

The property sits in this pretty rural hamlet within walking distance of The Plough public house and the nearby Holy Trinity C of E primary school. The area is

also well served for access to Horsham town centre with its wealth of shops, restaurants and main line train station providing access to London Bridge and London Victoria.

Handcross and Cowfold are both within approximately a 10 minute drive, and both offer a range of shops, pubs, schools and other amenities.

Close by is also the Crabtree pub and South Lodge Hotel with its Michelin Star & 3AA rosette restaurant.

Lower Beeding is also set in an area of outstanding natural beauty with hundreds of acres of open countryside ideal for walks or cycle rides and there is a bus stop around 150 metres away with half hourly buses to Horsham and Brighton.





Agents note

Services connected

Electric

Gas via private supply

Mains drainage and water supply

Viewing recommended via owners sole agents

Martin & Co

Horsham Branch 01403 248222





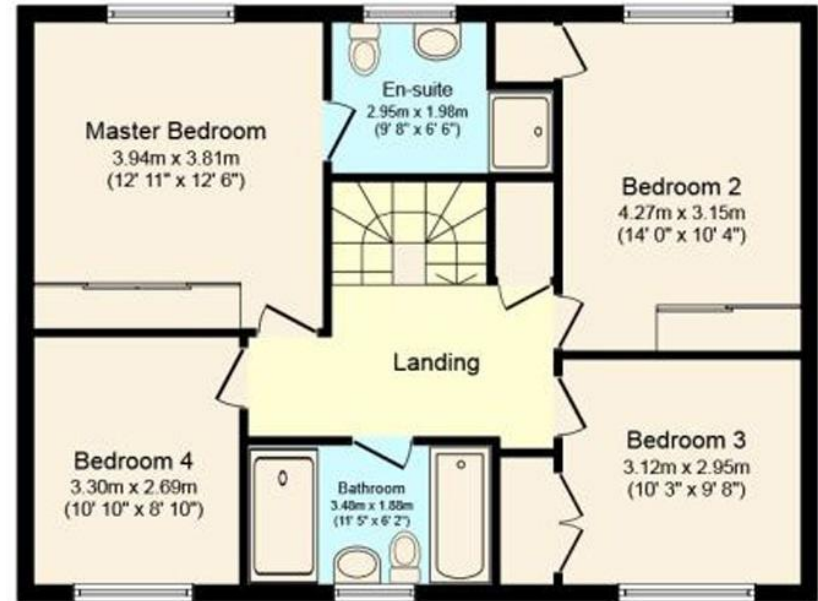






## Ground Floor

Floor area 89.4 sq. m. (962 sq. ft.) approx



## First Floor

Floor area 73.5 sq. m. (791 sq. ft.) approx

Total floor area 162.9 sq. m. (1,753 sq. ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property.

### Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ  
T: 01403 248222 • E: horsham@martinco.com

**01403 248222**

<http://www.martinco.com>

**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.