![At Home — Estate and Lettings Agency]

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th October 2025

47, BARLEYCROFT, COWFOLD, HORSHAM, RH13 8DP

At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12 1EE

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www.athomeestates.co.uk

arla | propertymark PROTECTED   naea | propertymark PROTECTED   The Property Ombudsman

Property

Type:	Semi-Detached	**Last Sold Date:**	30/09/2016
Bedrooms:	2	**Last Sold Price:**	£360,000
Floor Area:	731 ft^2 / 68 m^2	**Last Sold £/ft^2:**	£448
Plot Area:	0.13 acres	**Tenure:**	Freehold
Year Built :	1950-1966		
Title Number:	SX43709		
UPRN:	100061803678		

Local Area

Local Authority:	West sussex
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

19 mb/s	**80** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

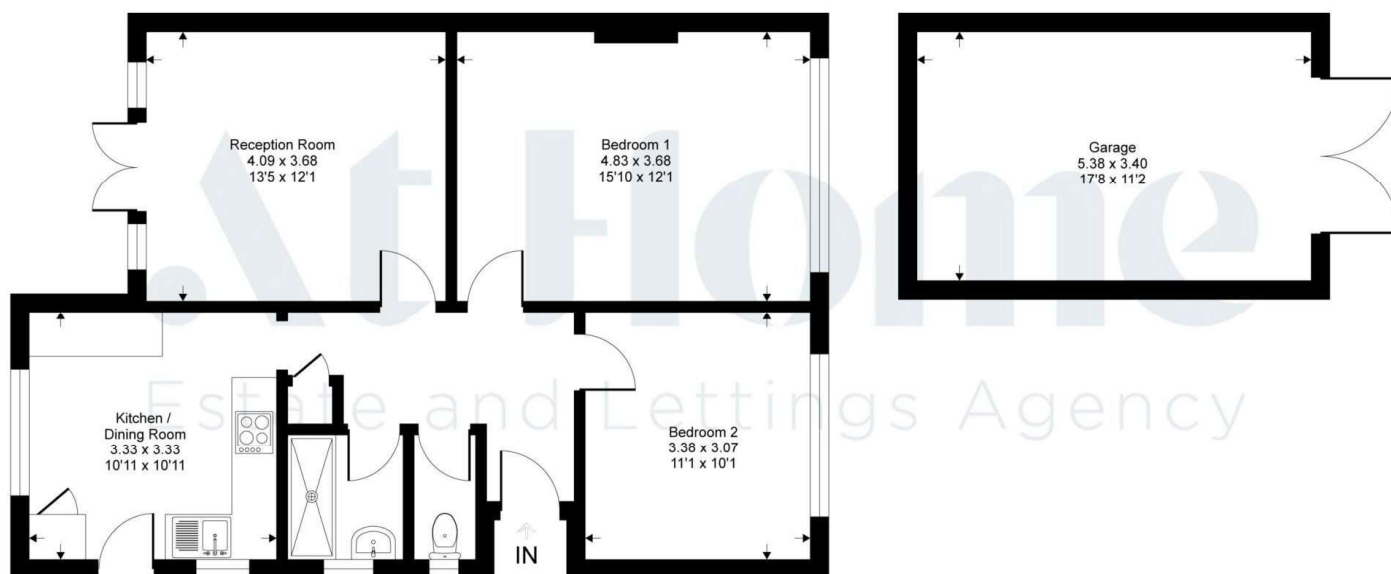✓ BT   ✓ sky   ✗ Virgin media
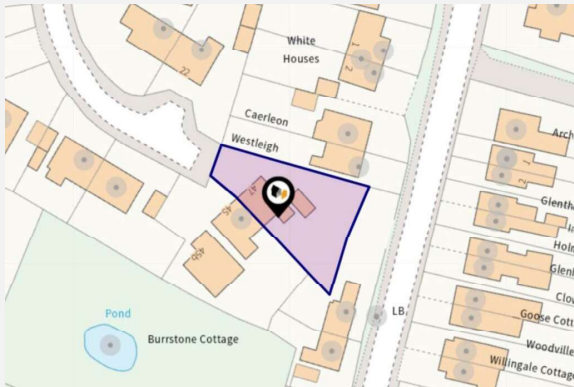
47, BARLEYCROFT, COWFOLD, HORSHAM, RH13 8DP
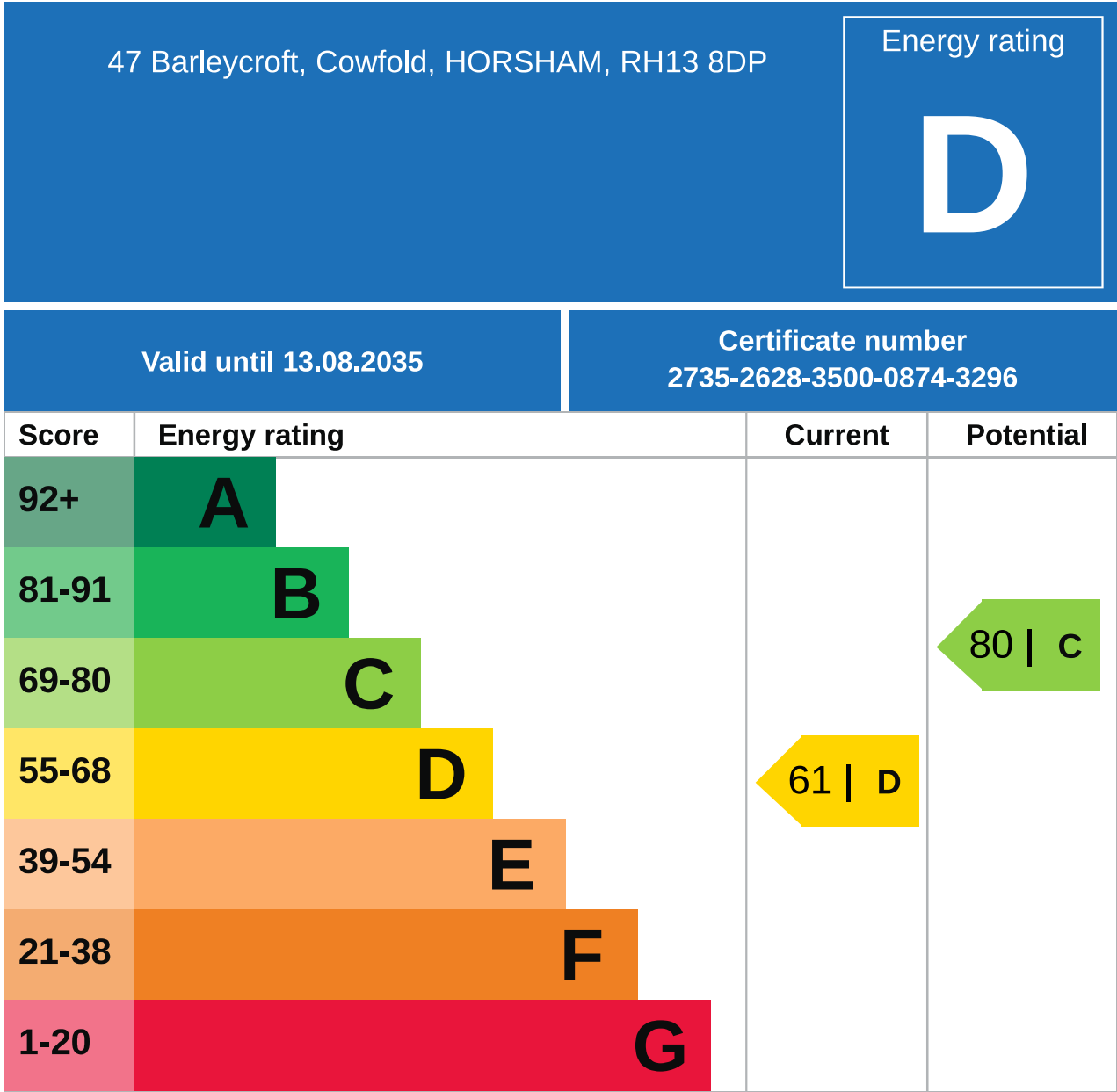
Barleycroft, RH13

Approximate Gross Internal Area = 70.7 sq m / 762 sq ft
Approximate Garage Internal Area = 18.3 sq m / 197 sq ft
Approximate Total Internal Area = 89 sq m / 959 sq ft

Reception Room
4.09 x 3.68
13'5 x 12'1

Bedroom 1
4.83 x 3.68
15'10 x 12'1

Garage
5.38 x 3.40
17'8 x 11'2

Kitchen /
Dining Room
3.33 x 3.33
10'11 x 10'11

Bedroom 2
3.38 x 3.07
11'1 x 10'1

IN

Ground 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.
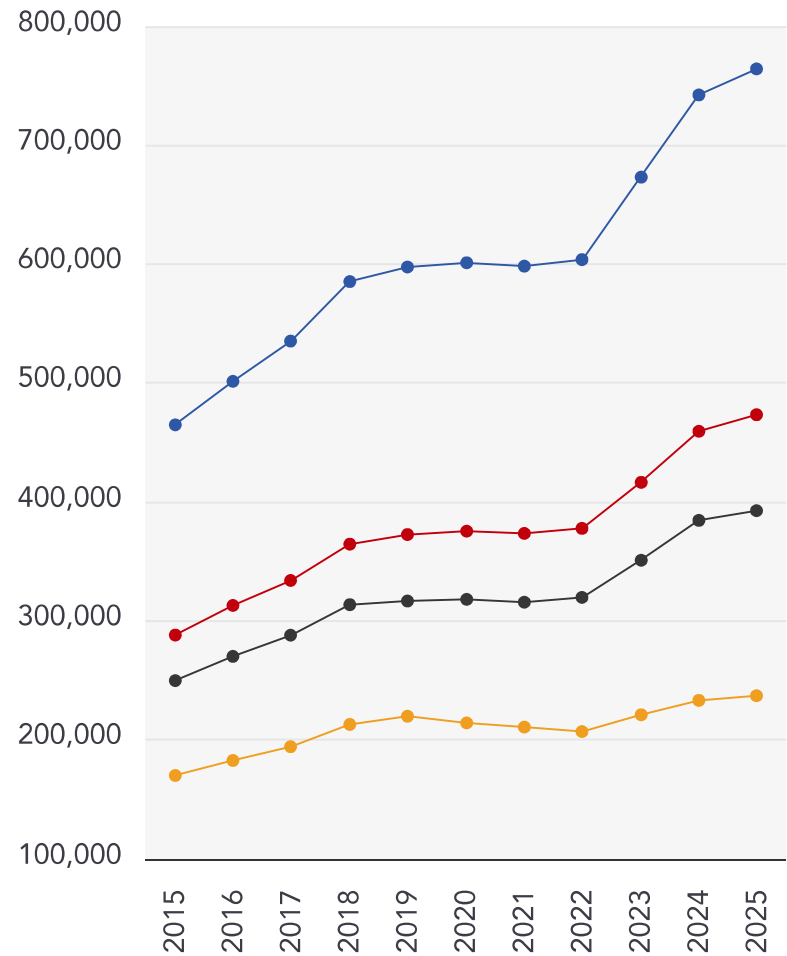Copyright Within Walls. 2025 - Produced for At Home

47 Barleycroft, Cowfold, HORSHAM, RH13 8DP

Energy rating

D

Valid until 13.08.2035

Certificate number
2735-2628-3500-0874-3296

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 | C
55-68	D	61 | D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Air Tightness:	(not tested)
Total Floor Area:	68 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RH13

Detached

+64.34%

Semi-Detached

+64.26%

Terraced

+57.16%

Flat

+39.41%

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Estate and Lettings Agency

This map displays nearby coal mine entrances and their classifications.
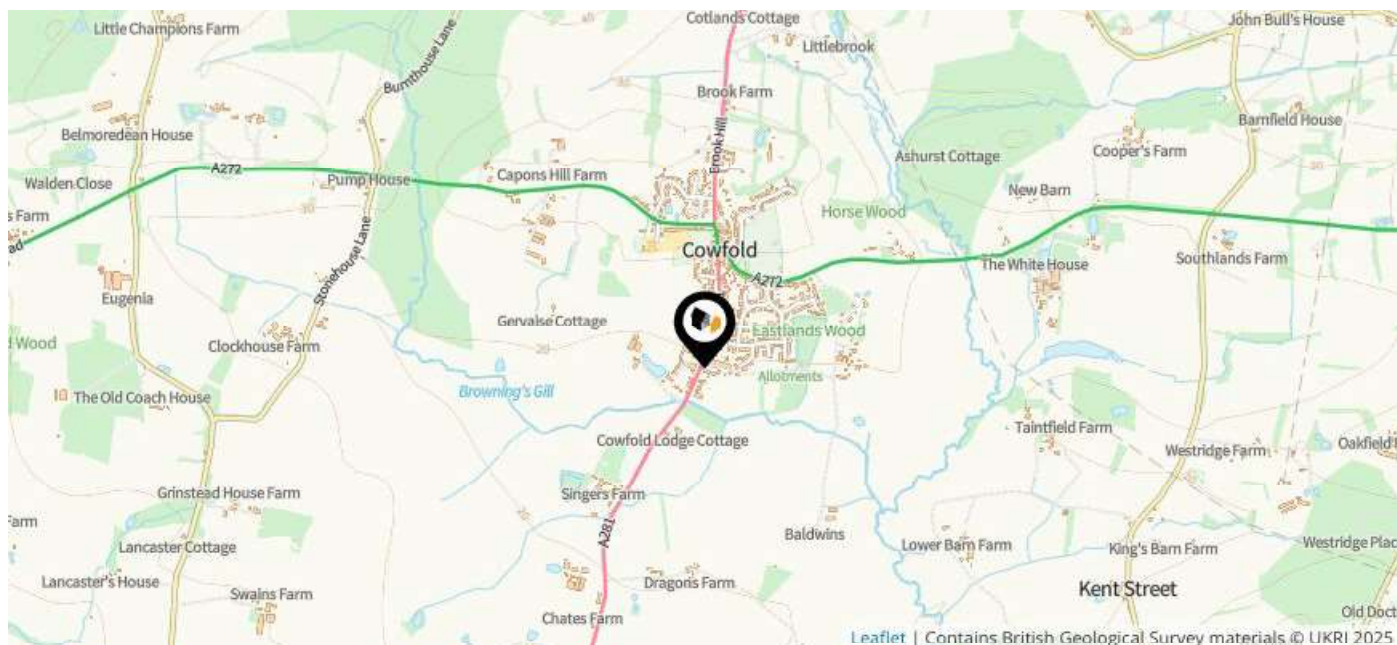

Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
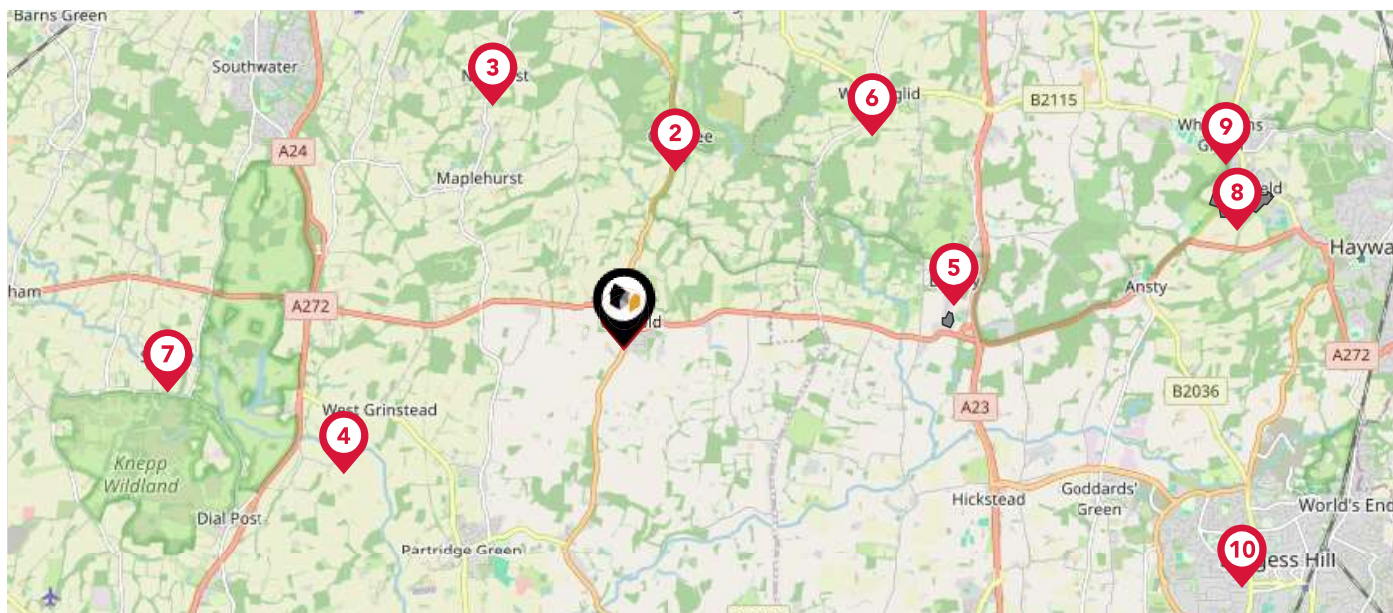
Nearby Conservation Areas

1	Cowfold
2	Crabtree
3	Nuthurst
4	West Grinstead
5	Bolney
6	Warninglid
7	Shipley
8	Cuckfield
9	Whitemans Green
10	Fairfield

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500
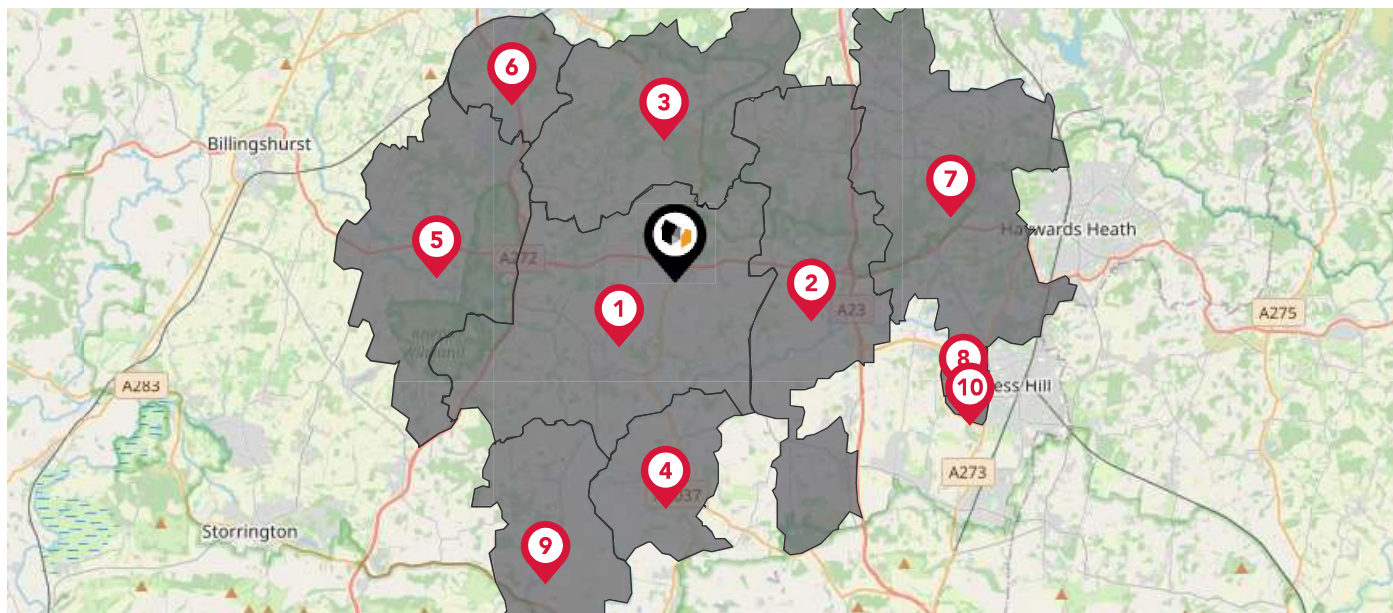
Nearby Council Wards

1	Cowfold, Shermanbury & West Grinstead Ward
2	Bolney Ward
3	Nuthurst & Lower Beeding Ward
4	Henfield Ward
5	Southwater South & Shipley Ward
6	Southwater North Ward
7	Cuckfield Ward
8	Burgess Hill Dunstall Ward
9	Steyning & Ashurst Ward
10	Burgess Hill Victoria Ward

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
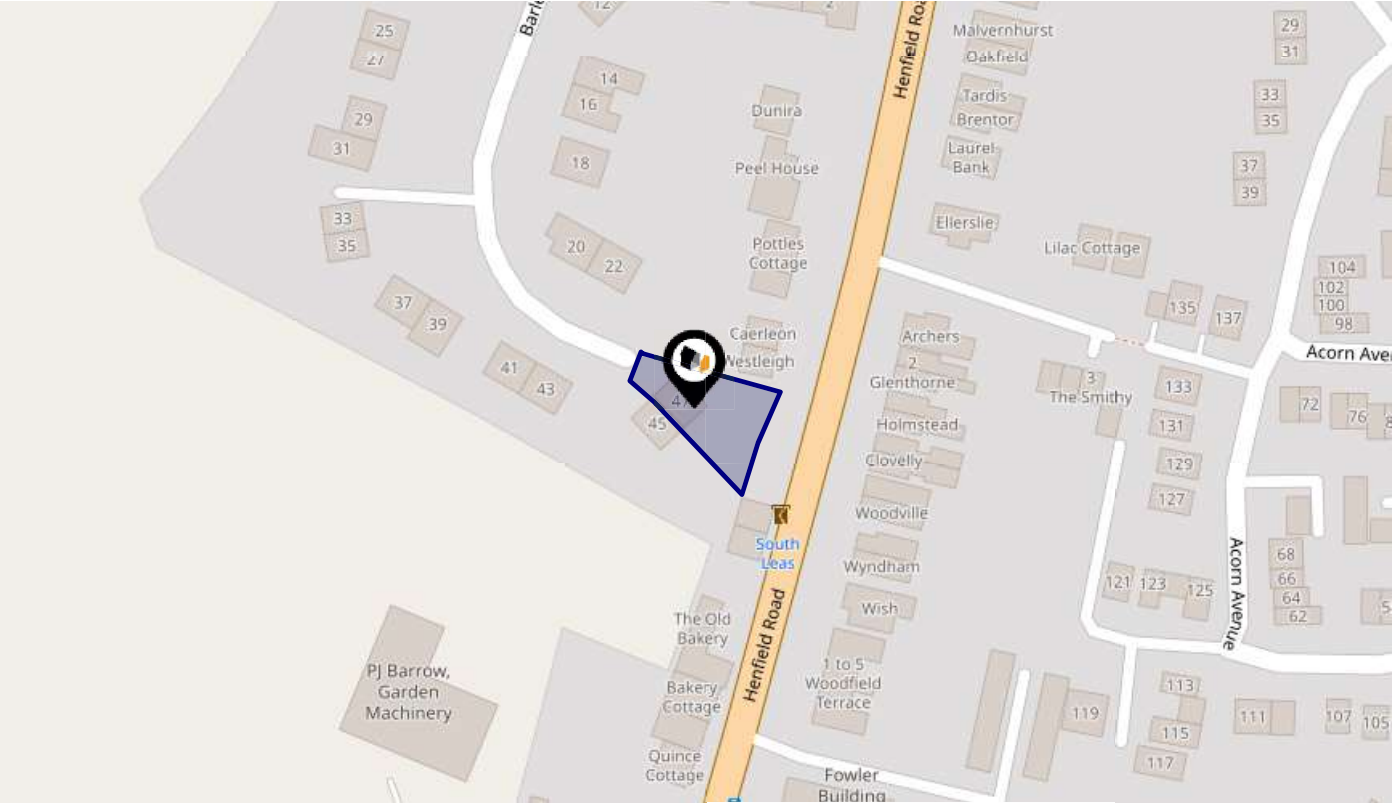
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.
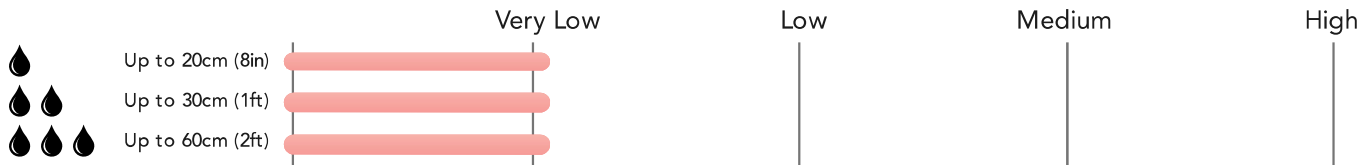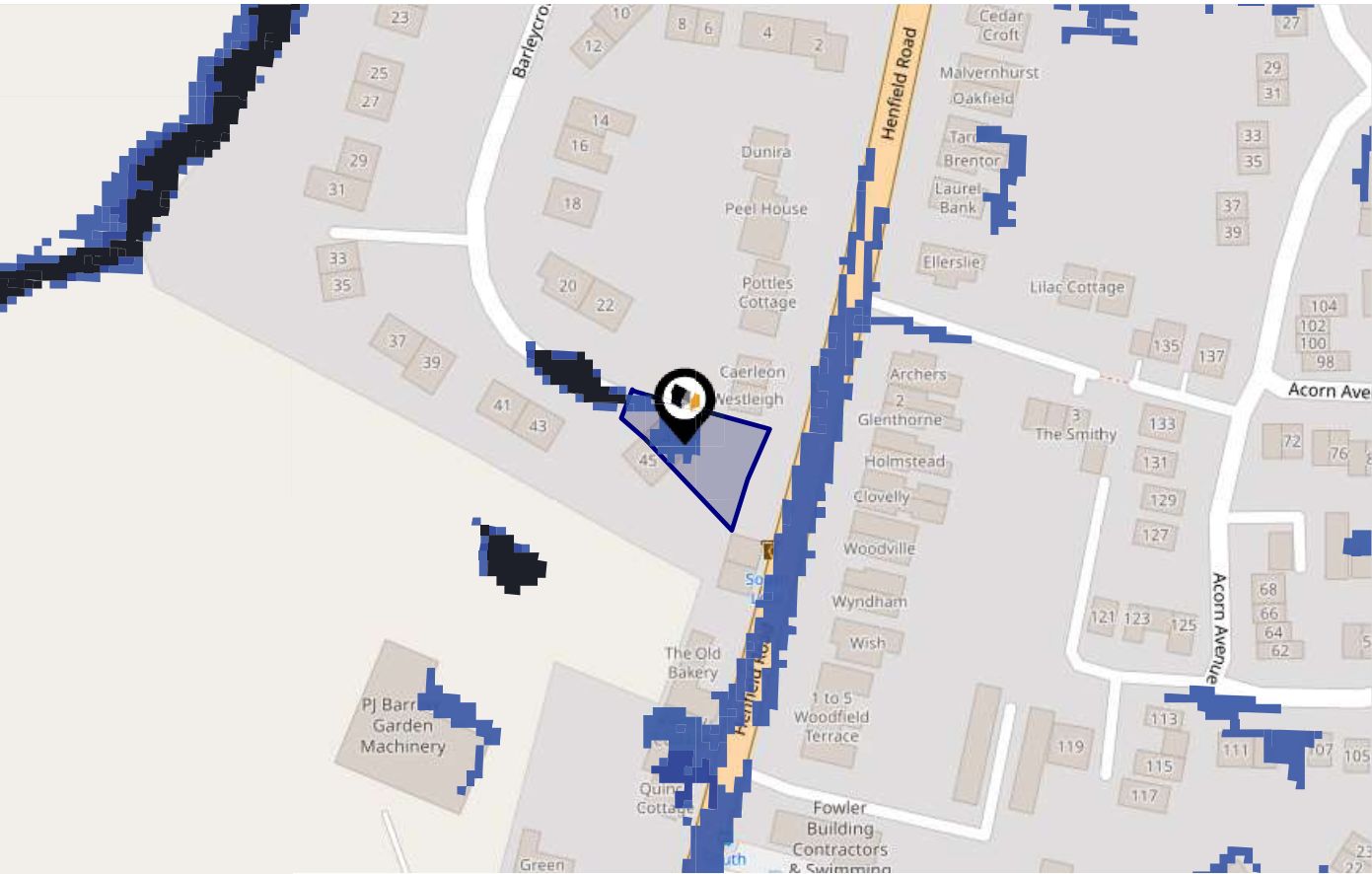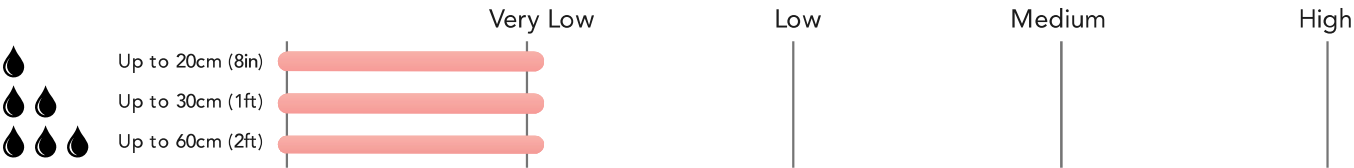

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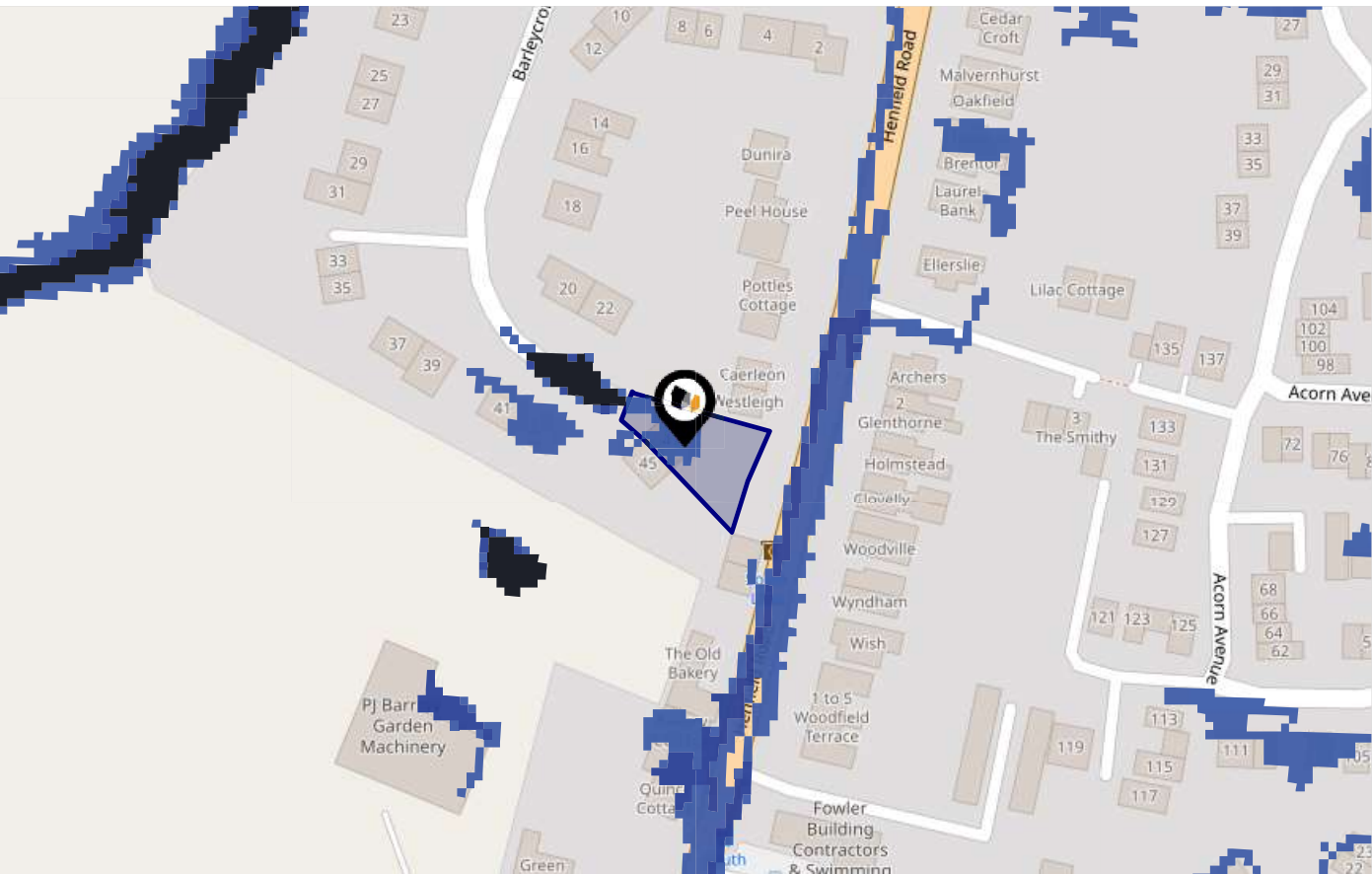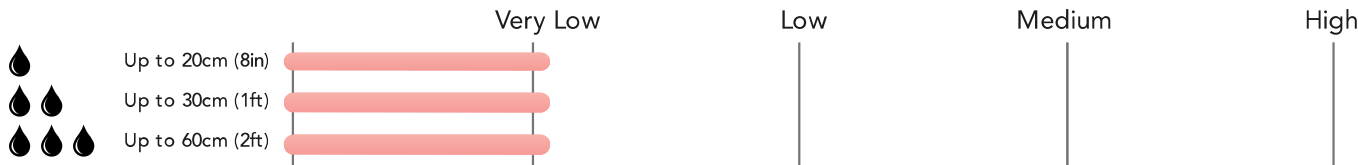- ■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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Flood Risk
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
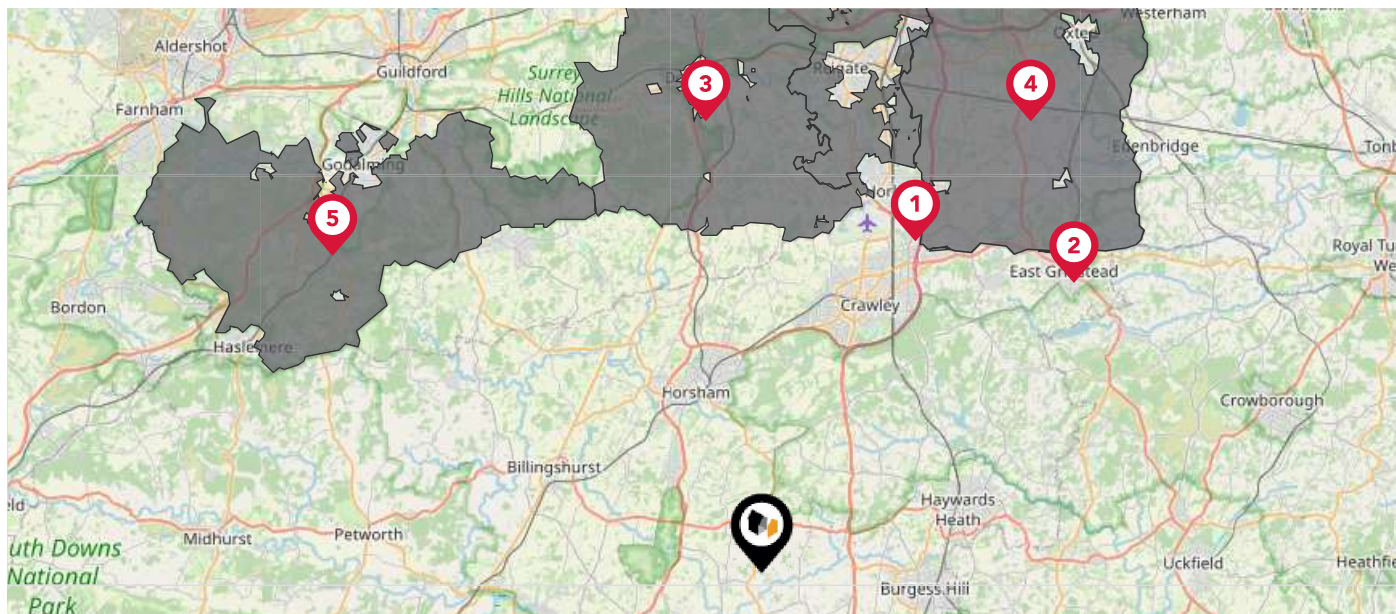

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Up to 60cm (2ft)					

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Flood Risk
Surface Water - Climate Change

At Home
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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Low

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Up to 30cm (1ft)					
Up to 60cm (2ft)					

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Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...

Nearby Green Belt Land

1. London Green Belt - Reigate and Banstead

2. London Green Belt - Mid Sussex

3. London Green Belt - Mole Valley

4. London Green Belt - Tandridge

5. London Green Belt - Waverley

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

Nearby Landfill Sites

1	Cowfold Eastlands Farm-Dragons Lane, Cowfold, Sussex	Historic Landfill
2	High Hurst Manor Farm-Cowfold, Sussex	Historic Landfill
3	Micklepage Farm-Nuthurst, Sussex	Historic Landfill
4	Roma Farm-Sake Ride Lane, Wineham, Sussex	Historic Landfill
5	Gill House Farm-Copsale, Sussex	Historic Landfill
6	Wykehurst Park-Bolney, Sussex	Historic Landfill
7	Little Reeds Farm-Hickstead, Sussex	Historic Landfill
8	Berrylands Farm-Hickstead, Sussex	Historic Landfill
9	Opposite Hickstead Showground-Hickstead, Sussex	Historic Landfill
10	Dial Post-Dial Post, Sussex	Historic Landfill

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

| Listed Buildings in the local district	Grade	Distance
1 1354154 - Steyne House	Grade II	0.1 miles
2 1027083 - Bulls House	Grade II	0.1 miles
3 1193000 - Wood Grange	Grade II	0.1 miles
4 1354153 - St Peter's Cottage Restaurant	Grade II	0.2 miles
5 1193241 - The Post Master's House	Grade II	0.2 miles
6 1027080 - Viscount House	Grade II	0.2 miles
7 1027079 - White Lined House	Grade II	0.2 miles
8 1193219 - Sussex House	Grade II	0.2 miles
9 1027081 - Cowfield Antiques St Peter's Shop The Old Houses Ye Old Shop	Grade II	0.2 miles
10 1193244 - Church Lodge	Grade II	0.2 miles

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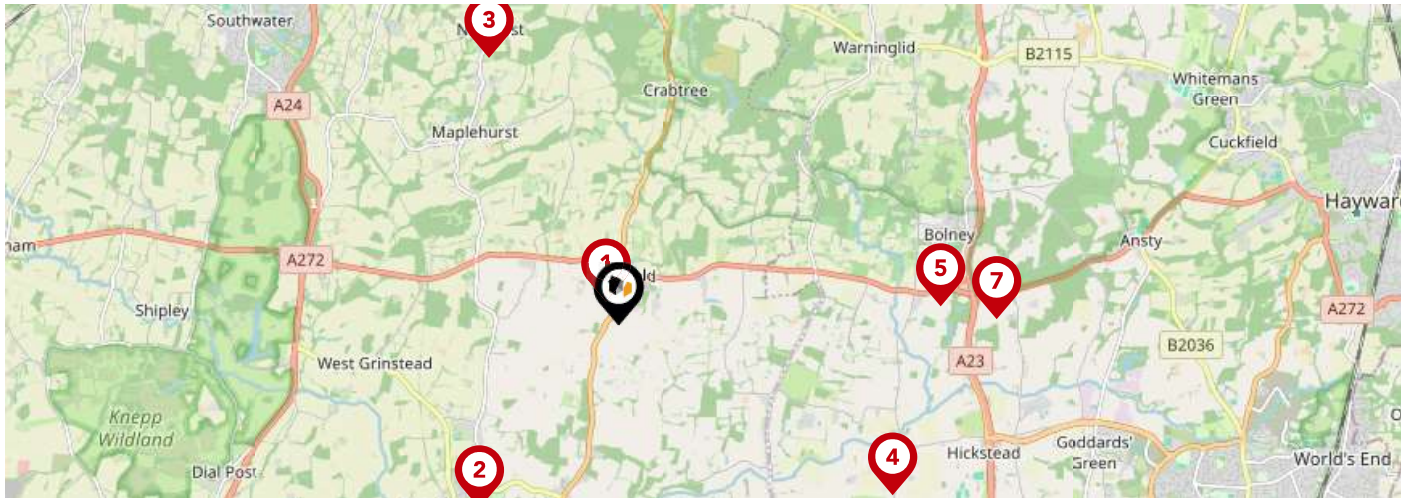
		Nursery	Primary	Secondary	College	Private
1	St Peter's CofE (Aided) Primary School Ofsted Rating: Good | Pupils: 104 | Distance:0.26	☐	☑	☐	☐	☐
2	Jolesfield CofE Primary School Ofsted Rating: Good | Pupils: 144 | Distance:2.14	☐	☑	☐	☐	☐
3	St Andrew's CofE Primary School Ofsted Rating: Good | Pupils: 152 | Distance:2.78	☐	☑	☐	☐	☐
4	Twineham CofE Primary School Ofsted Rating: Requires improvement | Pupils: 59 | Distance:3.01	☐	☑	☐	☐	☐
5	Bolney CofE Primary School Ofsted Rating: Good | Pupils: 103 | Distance:3.01	☐	☑	☐	☐	☐
6	Holy Trinity CofE Primary School, Lower Beeding Ofsted Rating: Good | Pupils: 91 | Distance:3.17	☐	☑	☐	☐	☐
7	Farney Close School Ofsted Rating: Good | Pupils: 71 | Distance:3.54	☐	☐	☑	☐	☐
8	St Peter's CofE Primary School Ofsted Rating: Good | Pupils:0 | Distance:3.62	☐	☑	☐	☐	☐

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	Nursery	Primary	Secondary	College	Private
(9) LVS Hassocks Ofsted Rating: Not Rated | Pupils: 61 | Distance:4.13	☐	☐	☑	☐	☐
(10) Castlewood Primary School Ofsted Rating: Good | Pupils: 201 | Distance:4.28	☐	☑	☐	☐	☐
(11) Shipley CofE Primary School Ofsted Rating: Good | Pupils: 80 | Distance:4.39	☐	☑	☐	☐	☐
(12) Ashurst CofE Primary School Ofsted Rating: Good | Pupils: 55 | Distance:4.41	☐	☑	☐	☐	☐
(13) Southwater Junior Academy Ofsted Rating: Good | Pupils: 436 | Distance:4.46	☐	☑	☐	☐	☐
(14) Southwater Infant Academy Ofsted Rating: Good | Pupils: 281 | Distance:4.46	☐	☑	☐	☐	☐
(15) Albourne Church of England Primary School Ofsted Rating: Good | Pupils: 175 | Distance:4.65	☐	☑	☐	☐	☐
(16) Littlehaven Educational Trust Ofsted Rating: Not Rated | Pupils:0 | Distance:5.07	☐	☐	☑	☐	☐

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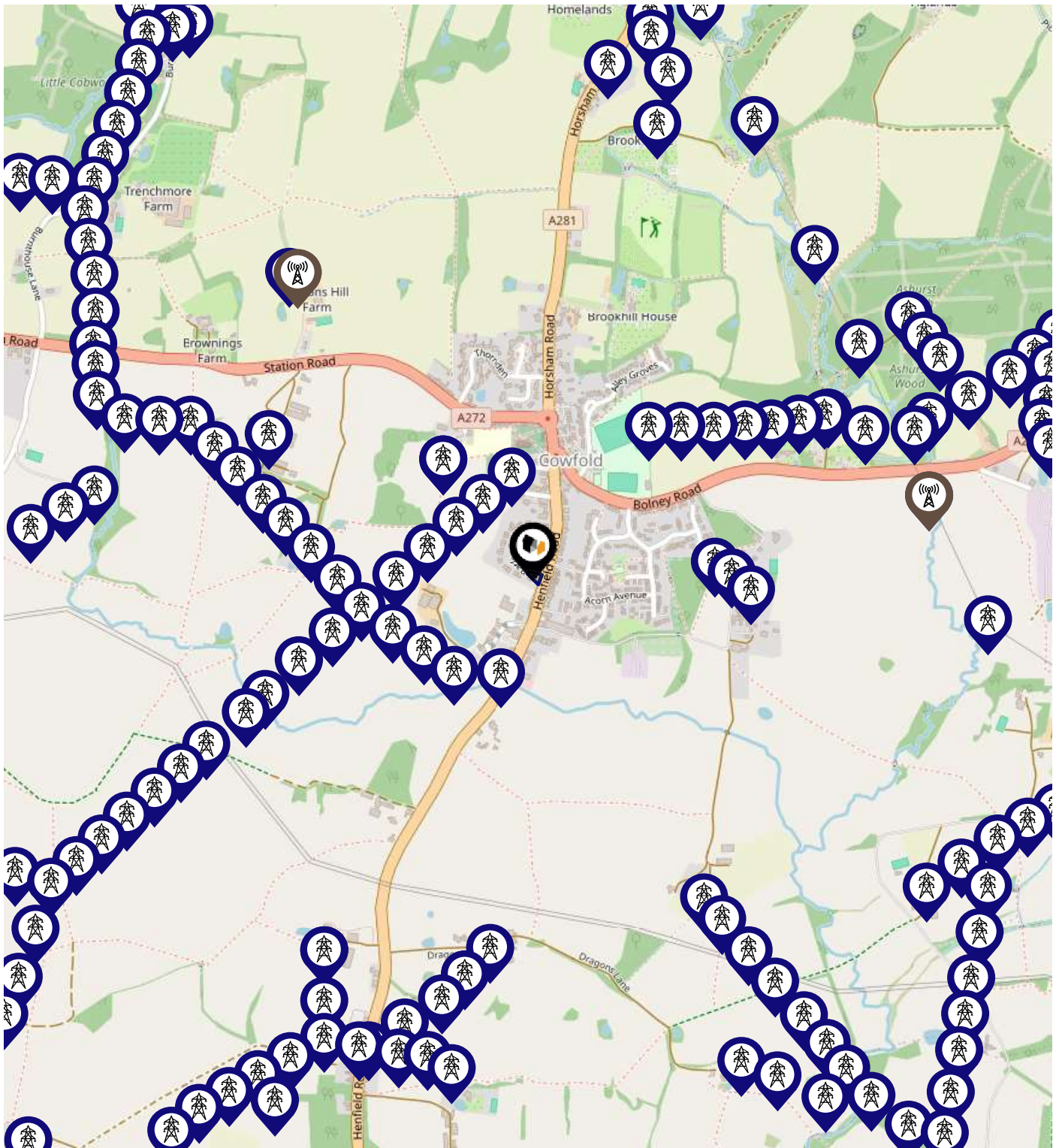
Key:

Power Pylons

Communication Masts

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What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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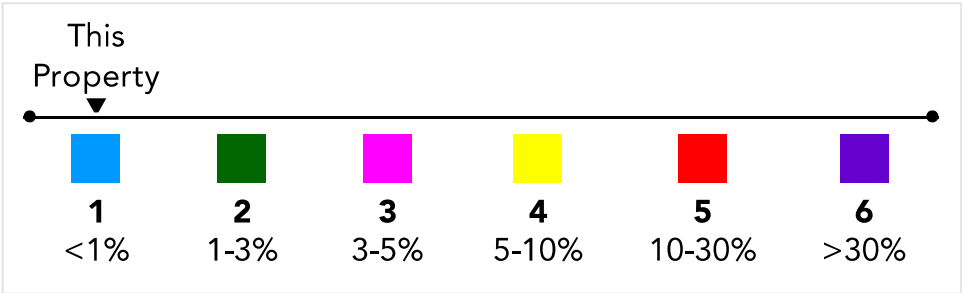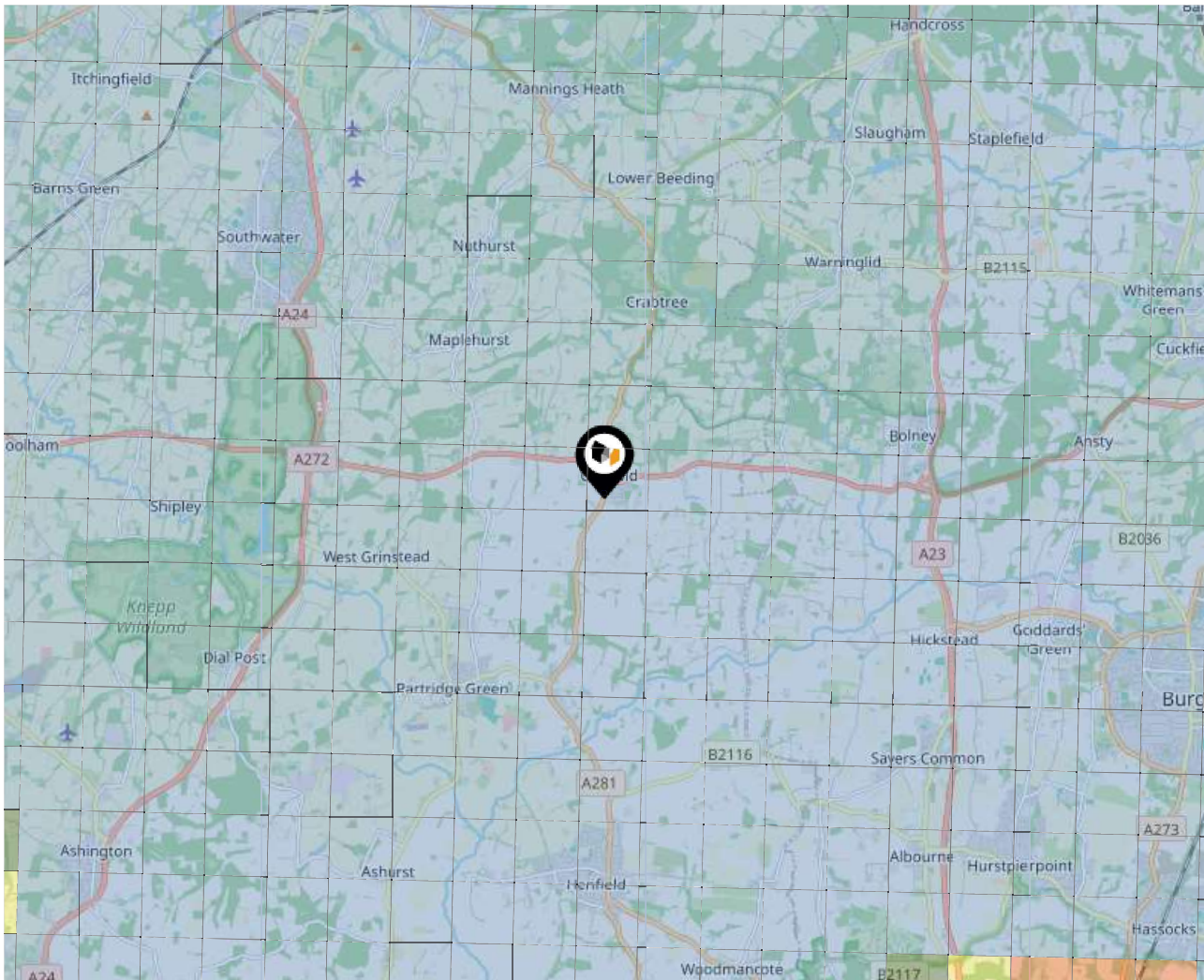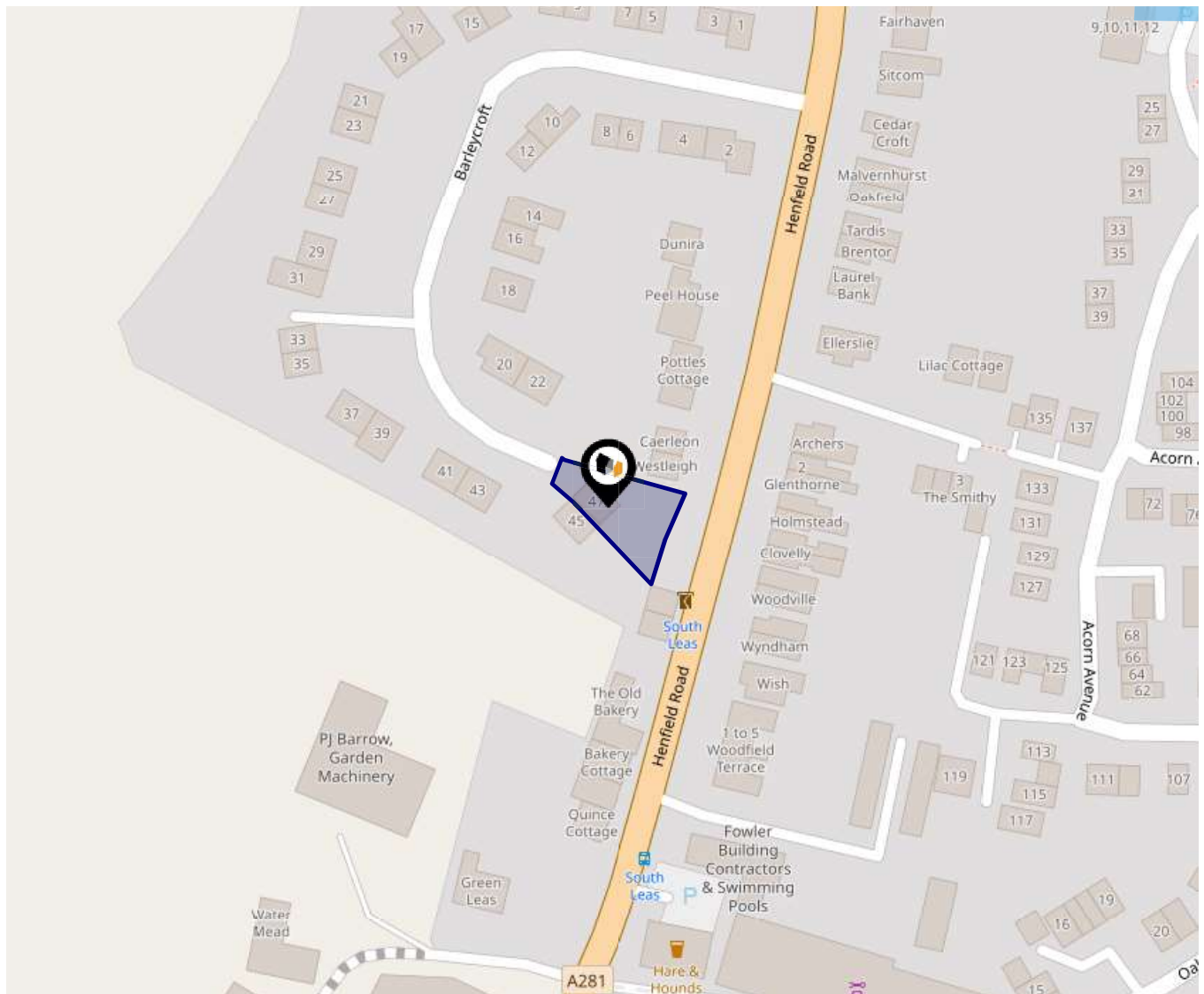
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

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Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	LOW	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS		
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY	**Soil Depth:**	DEEP

Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

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National Rail Stations

Pin	Name	Distance
1	Horsham Rail Station	5.79 miles
2	Horsham Rail Station	5.82 miles
3	Christs Hospital Rail Station	5.9 miles
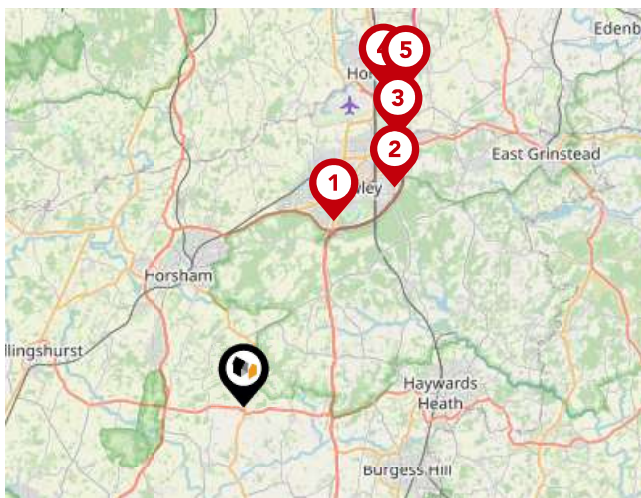
Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	7.66 miles
2	M23 J10A	9.9 miles
3	M23 J10	11.62 miles
4	M23 J9A	13.02 miles
5	M23 J9	13.3 miles

Airports/Helipads

Pin	Name	Distance
1	Shoreham-by-Sea	10.68 miles
2	Gatwick Airport	12.63 miles
3	Leaves Green	27.36 miles
4	Heathrow Airport Terminal 4	33.57 miles

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Bus Stops/Stations

Pin	Name	Distance
1	South Leas	0.02 miles
2	Village Hall	0.12 miles
3	Bull's Bridge	0.15 miles
4	Village Hall	0.15 miles
5	Bull's Bridge	0.2 miles

Local Connections

Pin	Name	Distance
1	Horsted Keynes (Bluebell Railway)	10.75 miles

Ferry Terminals

Pin	Name	Distance
1	Newhaven Harbour Ferry Terminal	19.75 miles
2	Ditton Island Ferry Landing	28.18 miles
3	Weybridge Ferry Landing	28.44 miles

At Home Estate And Lettings Agency

The estate agency market has moved to buyers being online and so to get the best possible price for your home, you need an estate agency that is specifically geared towards this. However, as it is usually the biggest purchase or sale you'll ever make, you also want a locally based estate agent who can really help support you and remove the stress involved and that's where At Home Estate and Lettings Agency come in.

35 Carfax, Horsham, RH12 1EE

01403 886288

help@athomeestates.co.uk

At Home Estate And Lettings Agency
Testimonials

At Home
Estate and Lettings Agency

Testimonial 1   ★★★★★

We had a great experience selling with At Home. Paul was super helpful and very knowledgeable about the local housing market. He secured the price for our house that he said he would. We found Nicky brilliant at calling us to keep us informed on how the chain was progressing. They contacted us again following our move to check how everything had gone. We our pleased to recommend this fantastic local business!

Testimonial 2   ★★★★★

We could not recommend the At Home team enough, they have been absolutely amazing from the start. Paul was always available day or night for any matter, we also got our mortgage through about mortgages and Paul managed to find us the perfect mortgage. The whole team were always happy to help and were very professional, would highly recommend!

Testimonial 3   ★★★★★

Not sure where to even start !! After both buying and selling with Paul and his team I can't praise them enough. Day or night and 7 days if required the team were available. They went way beyond what I expect any other agent would do. No 'silly' question was ever to much hassle. Paul and the rest of the team are a very hands on business and a good example of what other agents can aspire to be. Thank you all so much.

Testimonial 4   ★★★★★

We had first class proactive service from Paul, Alex and the team, who kept on top of the process of moving from beginning to end, made the effort to manage the details and made sure we were happy every step of the way. Completely exemplary service, and we would recommend - great job!

f /athomeestateagency   **𝕏** /HOMEeagents

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At Home Estate And Lettings Agency
Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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KFB - Key Facts For Buyers