



**The Old Sussex Stud,
Cowfold Road,
West Grinstead, RH13 8JP**

**Guide Price
£650,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

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LOCATION

This impressive property is situated in a fine rural location within a prestigious gated community and yet is only a short journey away from the local conveniences. More extensive facilities can be found in nearby Horsham, which is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from Pizza Express to the Michelin starred Restaurant Tristan. You are spoilt for choice for leisure activities as there is a recreation centre with swimming pool close to Horsham Park whilst The Capitol is a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

PROPERTY

The front door of this beautifully presented detached home opens into a convenient entrance hall that houses the staircase and allows access to the Kitchen/Diner and the Lounge. The Kitchen/Diner is a very impressive room with an opening that flows through to a space perfect for your dining table while still having space for an additional table or furniture in the Kitchen/Diner itself. The Kitchen is modern and has plenty of work surface space and storage, fitted with stylish floor and wall mounted units and over looks the attractive rear garden with a door allowing access outside. Off of the Kitchen you will find the utility room complete with sink and a door through to the downstairs WC. Moving on to the impressive Lounge which measure at 20'3" x 10'4" the rooms offers great flexibility for furniture placement and boasts a log burning stove within the alcove. The room also has access to the under stairs storage cupboard. Coming off of the Lounge is a generous sized conservatory with gives you the freedom to create an additional reception room of your liking. Moving upstairs you are met by the landing, complete with a window, which allows access to all

bedrooms and the family bathroom. With bedroom two and three being generous sizes and bedroom two offering built in wardrobes. The master suite really does present itself with the 'wow factor'. This large bedroom has an abundance of space for bedroom furniture while also being finished with large built in wardrobes and a separate door accessing a dressing area with eaves storage. The ensuite shower room is a great addition and is complete with a skylight window to provide this space with natural light. Finally completing the accommodation is the family bathroom which is fitted with a modern white suite and has a shower over the bath tub.

OUTSIDE

The West facing rear garden is well looked after and offers a perfect space to sit and enjoy the warmer months. The garden itself is mostly laid to lawn with a beautiful patio area perfect for garden furniture. The space has beautiful borders and areas of shingle adding to this gorgeous outside space. A side gate allows access out to the driveway with space for numerous vehicles and is laid with stones. The frontage of the property is surrounded by mature shrubs enclosing a small front garden which is laid to lawn. Finally, the most unique part of the property is its large garage/barn located adjacent to the driveway. The garage/barn itself measures at 24'10" x 18'2" and is accessed via two sets of large wooden double doors, the space is completely flexible and gives you the option to use this for anything you would need. The property is situated within a gated development with adhoc minimal charges if any work is needed e.g. gate repairs (there is no monthly service charge). Oil central heating for the property and this property is not on main drainage and has its own treatment tank underground for the home owners own use, this is emptied every 18 months - 2 years.





Buses

2 minute walk



Shops

Buckbarn Co-op
0.5 miles



Trains

Horsham – 6.3 miles
Christ's Hospital – 5.5 miles



Airport

Gatwick
20.9 miles



Roads

M23
13.5 miles



Sport & Leisure

Bluecoats Sports Health &
Fitness club
6.1 miles



Rental Income

£TBC



Schools

St Peter's Primary
Millais and Forest
Tanbridge House



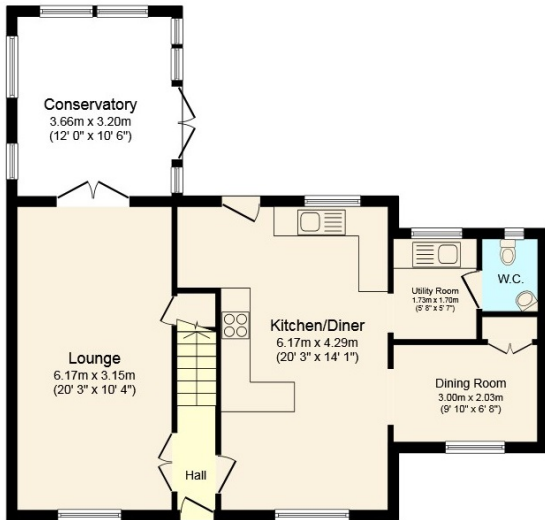
Broadband

Up to 76 Mbps

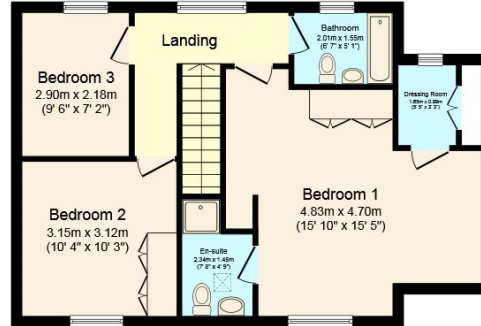


Council Tax

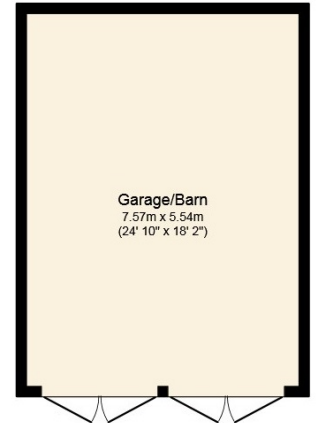
Band E



Ground Floor

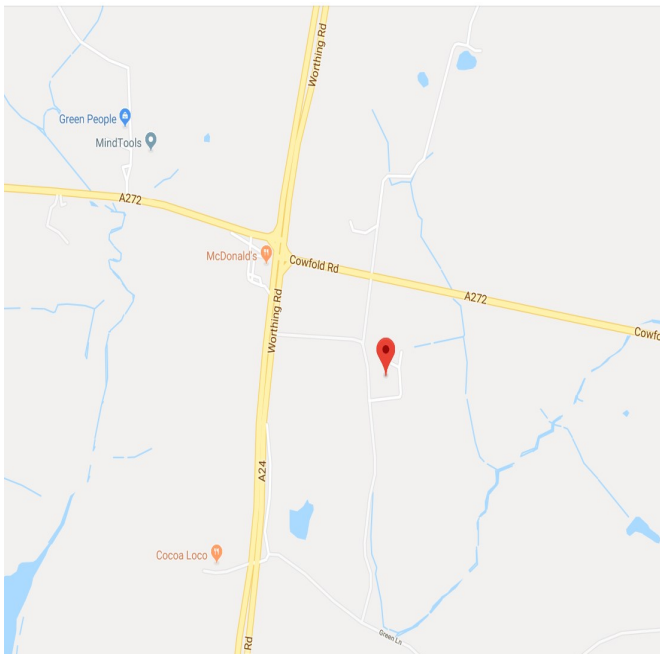


First Floor



Outbuilding

Map Location



Total Approximate Floor Area
167 sq m / 1,797 sq ft

EPC Rating

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 72 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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2-4 East Street, Horsham, West Sussex, RH12 1HL

