



**Masons Field  
Horsham, RH13 6JP**

**£680,000**

**01403 272022  
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**Residential sales, lettings,  
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## Masons Field, Horsham, RH13 6JP

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### LOCATION

This attractive Detached Home is situated within the popular village of Mannings Heath, which lies 3 miles south-east of Horsham. Mannings Heath retains its village atmosphere with village green and hall, as well as the very popular Mannings Heath Golf Club. Horsham town provides a comprehensive range of both shopping and recreational facilities together with a mainline rail service to London (Victoria and London Bridge) in under 1 hour. The location benefits from excellent road communications with easy access onto the M23 at Handcross and thence both Gatwick Airport and the south coast. Part of the Village abuts the High Weald Area of Outstanding Natural Beauty, with its seemingly endless footpaths and bridleways, including the Downs Link.

### PROPERTY

Tenure: Freehold

Situated in a sought-after village on a corner plot, this immaculate bungalow is a haven for those seeking a peaceful and tight-knit community atmosphere. Boasting a range of unique features, this property offers a perfect blend of comfort and style, making it an ideal choice for families and downsizers alike. Upon entering, you are greeted by a spacious hallway with a stunning exposed brick wall. The reception room features a charming fireplace and has direct access to the conservatory, creating a warm and inviting ambiance. The lounge/diner layout provides a versatile space for relaxing or entertaining guests. The modern kitchen is a culinary enthusiast's dream, equipped with top-of-the-line appliances,

ample natural light, and a convenient utility room. Recently refurbished to a high standard, this kitchen is as functional as it is stylish. This delightful bungalow accommodates four well-appointed bedrooms, each offering a unique set of features. The main bedroom boasts a luxurious en-suite, built-in wardrobes, and has been newly refurbished to a high standard. The second bedroom is generously sized with abundant natural light, creating a bright and airy atmosphere. The third bedroom offers ample space for various furnishing options. The fourth bedroom, perfect for use as a study or guest room, includes a built-in wardrobe also. The property benefits from two beautifully designed bathrooms. The first bathroom is generously proportioned, newly refurbished, and features a relaxing bath. The second bathroom, an en-suite, is equipped with a modern walk-in shower, combining style and convenience. Recently renovated to a high standard, this property is a true gem waiting to be discovered. With its prime location, tranquil surroundings, and excellent transport links, this bungalow presents a unique opportunity to embrace a relaxed lifestyle in a vibrant community setting.

### OUTSIDE

Externally, this bungalow offers a range of desirable features, including a garage that provides access from the rear to the garden, parking facilities, and a beautiful garden separated into sections to allow versatility. Mostly laid to lawn this generous space offers an abundance of space and provides a blank canvas for those keen gardeners, while being ready to enjoyed straight away.





**Buses**

2 minute walk



**Shops**

Elite Garages & Store  
0.2 miles



**Trains**

Horsham – 2.4 miles  
Littlehaven – 3 miles



**Airport**

Gatwick  
12.1 miles



**Roads**

M23  
5.3 miles



**Sport & Leisure**

Pavilions in the Park  
2.7 miles



**Rental Income**

£2,400 pcm



**Schools**

Holy Trinity Primary  
St Andrews CofE Primary  
The Forest School  
Millais



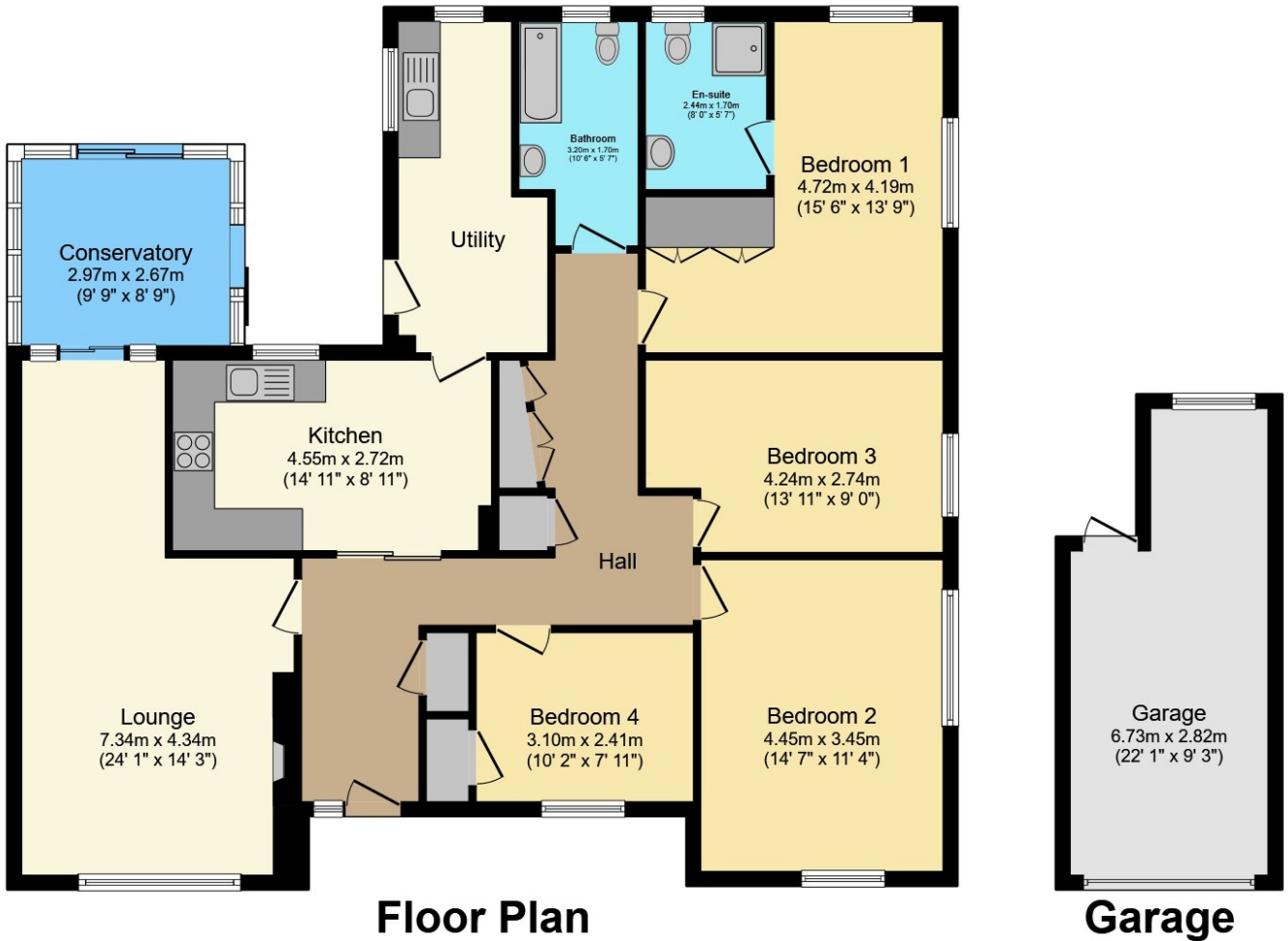
**Broadband**

Up to 500 Mbps



**Council Tax**

Band F



**Map Location**



**Total Approximate Floor Area**  
**1,641 sq ft / 152 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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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