



**Trinity Fields
Lower Beeding, RH13 6GH**

**Offers Over
£575,000**

**Trinity Fields,
Lower Beeding, RH13 6GH**

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LOCATION

This spacious detached property is ideally located in the heart of this popular semi-rural village.

This property is perfectly placed within a 'stones throw' of the fantastic Holy Trinity C of E Primary School, and only a short distance from The Plough public house.

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 a short walk away with half hourly buses to Horsham and Brighton.

PROPERTY

Tenure: Freehold

This stunning detached family home was built by Charles Church and occupies a good size plot within the development. The property has been lovingly cared for by

the current owners ensuring it is beautifully presented throughout.

This fantastic home has an impressive amount of accommodation. The large lounge overlooks the rear garden with double doors spilling out to it. The modern kitchen/breakfast room is well equipped and has a convenient utility room right next door. On the first floor the main bedroom with built in wardrobe, has its own en-suite shower, whilst there are three further good size bedrooms, all boasting built in wardrobes, and serviced by the large family bathroom.

OUTSIDE

Outside, the rear garden has been landscaped and offers a wonderful area for entertaining or enjoying a peaceful evening. The property further boasts garage and parking with EV charging point.





Buses

6 minute walk



Shops

Handcross
3.4 miles



Trains

Horsham – 4.6 miles
Littlehaven – 5.1 miles



Airport

Gatwick
13.1 miles



Roads

M23
5.7 miles



Sport & Leisure

Pavilions in the Park
4.6 miles



Rental Income

£2,150 pcm



Schools

Holy Trinity CofE Primary
The Forest School
Millais



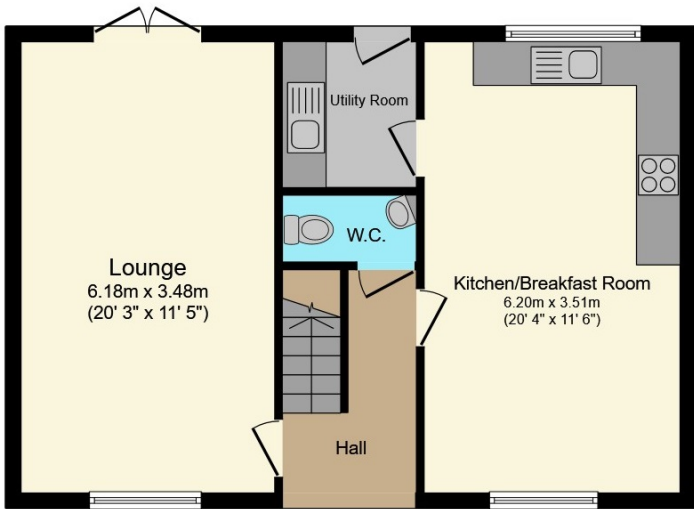
Broadband

Up to 61 Mbps

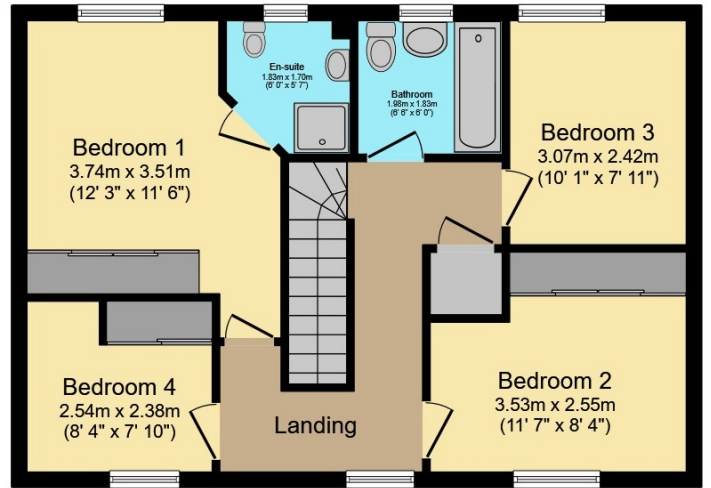


Council Tax

Band F

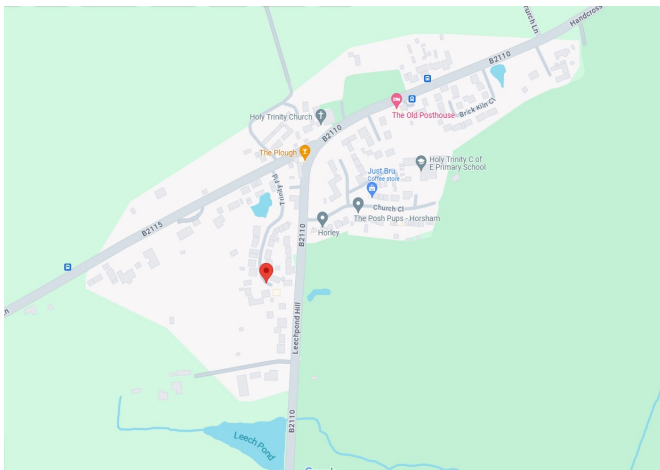


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,201 sq ft / 111.6 sq m

EPC Rating



Viewing arrangements by
 appointment through Brock Taylor



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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