



**Ryecroft Meadow  
Mannings Heath, RH13 6JN**

**Offers In Excess Of  
£600,000**

**01403 272022  
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**Residential sales, lettings,  
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## Ryecroft Meadow, Mannings Heath, RH13 6JN



### LOCATION

The property is set within a small cul-de-sac, in this popular leafy village, just over 2 miles outside Horsham town centre, with its extensive shopping facilities, including John Lewis, Oliver Bonas and a host of independent retailers. The town also features extensive bars and restaurants, an Everyman cinema and The Capitol Theatre, that hosts a diverse range of shows and comedians. There is a traditional Village Green, where "The Nutters" local cricket club regularly play and the prestigious Mannings Heath Golf & Wine Estate that also has both a restaurant and various bars. St Andrew's C of E primary school is a short drive from the village, with daily bus services transporting children there, in addition to both The Forest School & Millais. Horsham station is also a short drive, or bus ride, from the house, with a direct service to London Victoria (55 mins).

### ACCOMMODATION

Tenure: Freehold

The property offers generous accommodation, arranged over two floors, that has been extended to boast a spacious family home. The ground floor features a generous living room, with log burner, separate family/dining room, with French doors to the garden, a fitted kitchen, extending to

over 21' (6.6m), with Shaker style units and ample space for a table, a downstairs cloakroom, and inner hallway with storage. On the first floor there is an attractive split-level landing, that leads to a generous main bedroom, with three further bedrooms, a contemporary bathroom, with an additional shower cubicle and a separate shower room.

### OUTSIDE

To the front of the house there is a double length driveway, that leads to an integral garage, with power and connecting door to the kitchen. There is also a good-sized area of lawn, with a mature flower bed and gated side access. The rear garden offers a good-level of seclusion, with a large composite decking platform set adjacent to the kitchen and extending out to provide ample space for outdoor furniture. There is an additional patio, that leads to a well-tended area of lawn with mature flower and shrub borders, a concealed timber storage shed and the garden is enclosed to all sides by fencing.







**Buses**

3 minute walk



**Shops**

Elite Garage & Store  
0.3 miles



**Trains**

Horsham – 2.8 miles  
Littlehaven – 3.3 miles



**Airport**

Gatwick  
13.1 miles



**Roads**

M23  
5.6 miles



**Sport & Leisure**

Pavilions in the Park  
2.8 miles



**Rental Income**

£2,200 pcm



**Schools**

St Andrew's Primary  
Heron Way Primary  
The Forest School  
Millais School



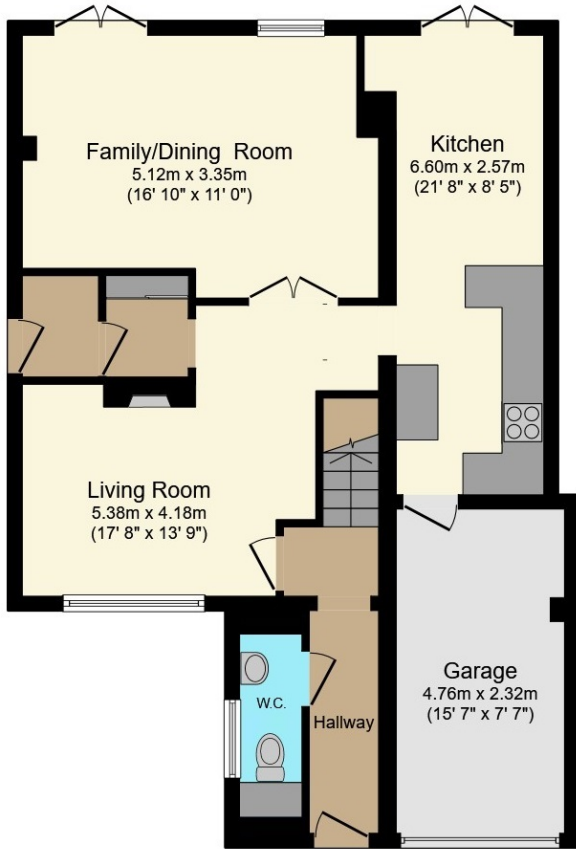
**Broadband**

Up to 500 Mbps



**Council Tax**

Band F

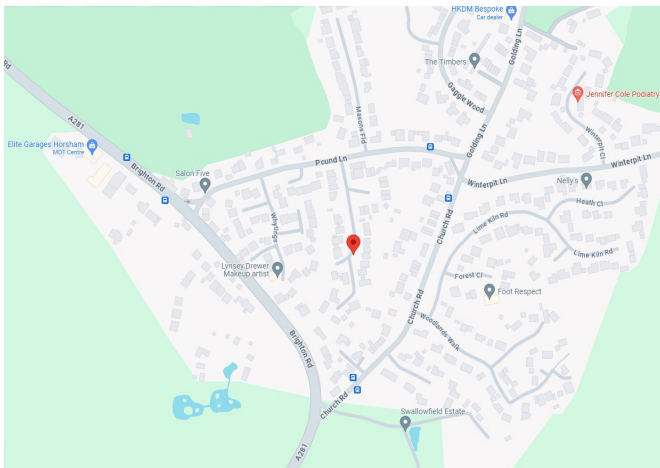


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**1,462 sq ft / 136 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(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

01403 272022  
[horshamsales@brocktaylor.co.uk](mailto: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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2-6 East Street, Horsham, West Sussex, RH12 1HL

