



**Lime Kiln Road  
Mannings Heath, RH13 6JH**

**Asking Price Of  
£975,000**

**01403 272022  
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## Lime Kiln Road, Mannings Heath, RH13 6JH



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### LOCATION

The property is set within a popular residential road, within this sought after village of Mannings Heath, 2 miles to the East of Horsham. The village boasts an attractive Cricket Green, that still regularly hosts matches by "The Nutters", with a cricket pavilion and recently refurbished children's play area. Mannings Heath Golf & Wine Estate is a short walk, or drive away, boasting both a championship & 9-hole golf course, with multiple bars, a large terrace and highly regarded restaurant. St Andrews C of E primary school is a short drive from the village, but operates a daily bus service, with both The Forest School & Millais School also easily accessible, in addition to a number of independent schools, including Ardingly, Christ's Hospital & Farlington. Horsham's thriving town centre, with a wealth of bars, restaurants, an Everyman Cinema, and The Capitol Theatre is a short drive away, with a great selection of independent shops and major retailers, including John Lewis. The town also is easily accessible to London & the south coast, either by road, or via Horsham station (Victoria 55 mins).

### ACCOMMODATION

Tenure: Freehold

The property offers spacious accommodation approached through a generous entrance hall, with a downstairs cloakroom. The ground floor also features a large living room, with an open fireplace, separate dining room and a 5.91m (19'5) double glazed conservatory. In addition there is a modern fitted kitchen, with

good range of integrated appliances and space for a kitchen table, that is set adjacent to a well-equipped utility room. The first floor boasts a spacious galleried landing, with access to a large loft space, that could offer potential for conversion (STPP). There are five bedrooms, with the main bedroom featuring extensive wardrobes and a en-suite bathroom, equipped with a double-ended bath and walk in shower cubicle. There are a further 3 double bedrooms and a single bedroom/study.

### OUTSIDE

The house is set within a generous plot that offers a good level of seclusion and extends to a total 0.17 acre. To the front there is an area of driveway parking, for numerous vehicles, that leads to an integral double garage, with an electric door, and both power and lighting. There is also an area laid to lawn, with mature hedging that provides side access. The rear garden offers a good-level of seclusion, with a large paved patio, running the full width of the house, that is laid to Indian sandstone. This leads you to a well-tended lawn, flanked by well stocked flower and shrub borders, with mature trees, a timber storage shed and a partial veranda, formed by the overhanging roof. To the side there is additional storage, with the whole being enclosed by mature shrubs and fencing with gated side access.







**Buses**

4 minute walk



**Shops**

Elite Garage & Store  
0.5 miles



**Trains**

Horsham – 3 miles  
Littlehaven – 3.5 miles



**Airport**

Gatwick  
13.6 miles



**Roads**

M23  
5.6 miles



**Sport & Leisure**

Pavilions in the Park  
3 miles



**Rental Income**

£3,000 pcm



**Schools**

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



**Broadband**

Up to 67 Mbps

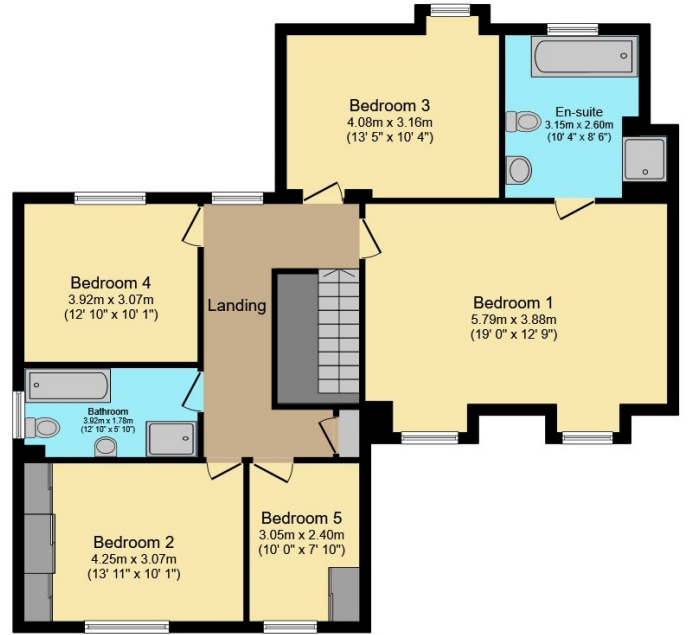


**Council Tax**

Band G

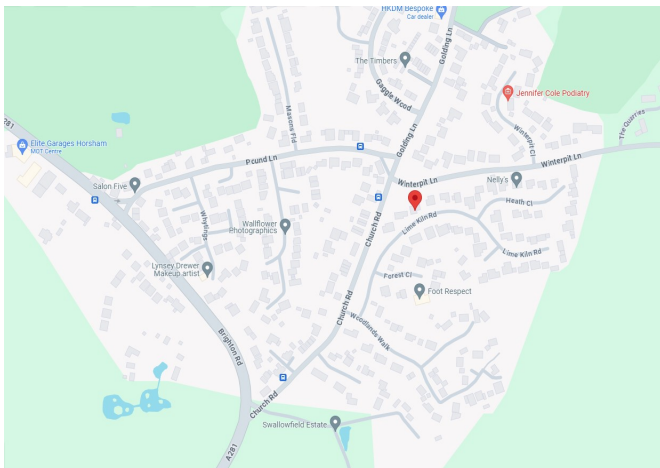


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**2,529 sq ft / 235 sq m**

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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