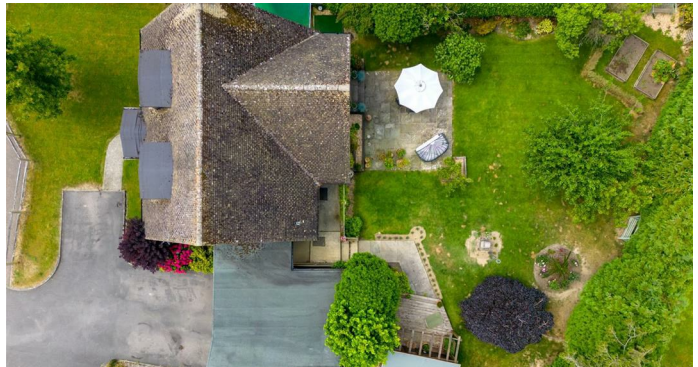




PEAR TREES POUND LANE HORSHAM

£820,000
FREEHOLD

Eltons Estate Agents are delighted to introduce to the market this exceptional three-bedroom detached home, situated on the highly desirable Pound Lane in the charming village of Mannings Heath. Offering an enviable combination of space, style, and setting, this beautifully presented property is perfect for families or professionals seeking a refined countryside lifestyle with all the conveniences of modern living.

From the moment you arrive, the home makes an elegant impression. A sweeping private driveway provides ample parking and leads to a single garage and a covered carport, all framed by mature greenery that hints at the landscaped gardens beyond. Step through the front door and you're welcomed into a generous entrance hall, bathed in natural light, setting the tone for the spacious and thoughtfully designed interiors.

To the left, the expansive lounge stretches the full depth of the home, with a bay window at one end and French doors at the other, opening directly onto the garden. This beautifully bright room features a focal-point log burner, offering a cosy retreat during the winter months. Across the hall, the formal dining room is equally inviting, with a large bay window that floods the space with light, creating a warm and welcoming environment for entertaining and family meals alike.

At the rear of the home, the kitchen is a standout feature — spacious, functional and filled with natural light. It comfortably accommodates a dining area and is equipped with premium appliances, including a Bosch double oven, Bosch microwave, Bosch fridge/freezer, and a Beko dishwasher. Sleek finishes and smart storage solutions make this kitchen as practical as it is stylish. A convenient downstairs W/C and generous under stairs storage complete the ground floor layout.

Upstairs, the sense of space continues with three impressively sized bedrooms, each offering built-in storage and finished to a high standard. The master bedroom benefits from a contemporary en-suite bathroom, while the family bathroom offers a touch of luxury with a dual sink vanity and a sleek, modern aesthetic that carries throughout the home.

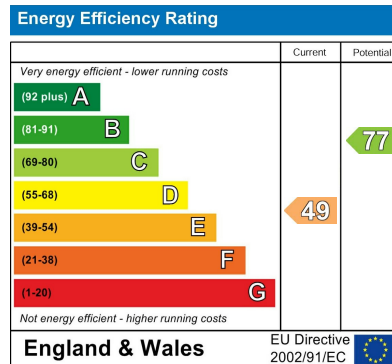
The rear garden is nothing short of exquisite — a tranquil haven landscaped to perfection. With beautifully maintained lawns, multiple raised seating areas, and a spacious patio ideal for summer dining, the outdoor space is as thoughtfully designed as the interior. A standout feature is the garden studio, fully equipped with air conditioning, providing a perfect environment for a home office, creative studio, or peaceful retreat.

Located just a few miles south east of Horsham, Mannings Heath is a picturesque village known for its strong sense of community and beautiful surroundings. The area offers convenient access to main roads including the A281, while regular bus services connect the village to Horsham, where rail links offer direct routes to London and Gatwick. Families will appreciate the selection of highly regarded local schools, including St. Andrew's C of E Primary School in nearby Nuthurst and several outstanding secondary schools in Horsham, such as Millais School, The Forest School, and Tanbridge House School.

Local life in Mannings Heath is enriched by its community facilities, including a village hall hosting regular events, and the renowned Mannings Heath Golf & Wine Estate — a unique venue offering golf, dining, and wine tasting experiences. While Horsham's vibrant town centre offers a wealth of shopping, dining, and leisure options just a short drive away.

With its blend of luxury, comfort and rural charm, this Pound Lane property represents a rare opportunity to secure a truly special home in one of West Sussex's most desirable villages. Offering space to grow, entertain and unwind, it's a property that delivers on every level.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Eltons Estate Agents Horsham 01403 299 771
13 - 15 Queen Street
Horsham
West Sussex
RH13 5AA

sales@eltons.co.uk
eltons.co.uk

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