



# April Cottage High Street

Horsham, RH13 8ES

**£600,000**

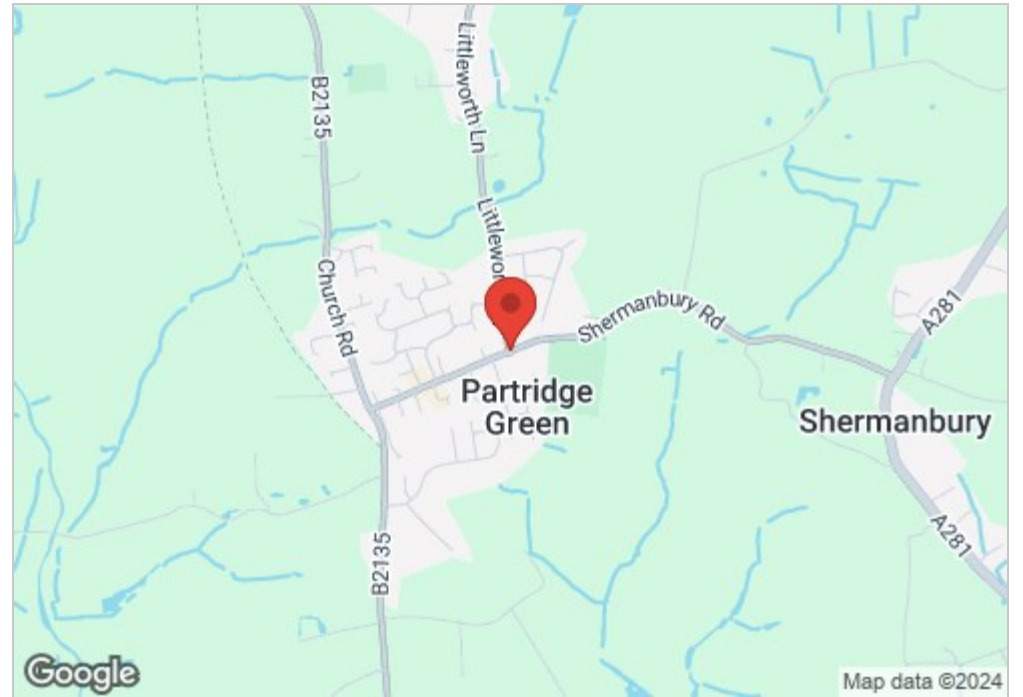
An individual 3 bedroom detached house situated in the heart of the charming village of Partridge Green. A range of local shops is within a few moments walk, including a village stores, bakers, butchers and The Partridge Public House. Many miles of countryside walking can also be accessed from the village including the Downslink.

This impeccably presented chalet style house has been much improved by the present owner. The original garage has been skilfully converted to form a second reception room or dining room. The stylish Shaker style kitchen with underfloor heating and a Fisher Paykel dishwasher as well as a stainless steel cooker. There is a welcoming entrance hall with cloakroom off and storage for coats. The lounge is L shaped and has two accesses to a modern conservatory providing a pleasant space to enjoy the wrap-around gardens. The lounge also has a feature Jotul gas wood burning stove. Upstairs certainly does not disappoint with a master bedroom with fitted wardrobe cupboards along one wall, 2 further double bedrooms, good eaves storage access and an excellent sized bathroom/WC which also has a separate shower enclosure.

Externally, there are manageable gardens which lie to the front (south) side (west) and back (north). There is a useful covered area to the rear providing excellent summer alfresco dining space. There is gated access to a shingled driveway and a contemporary car port on the east side of the house.

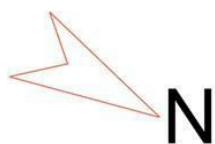
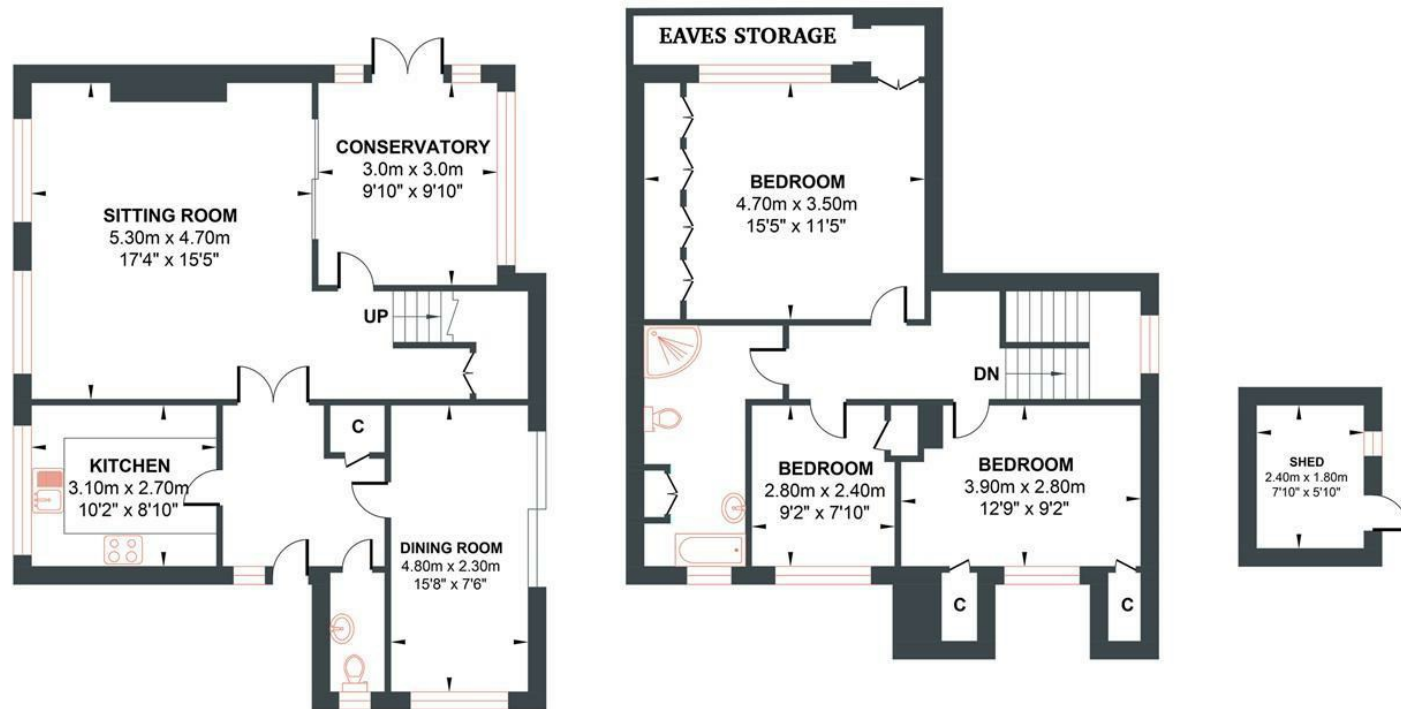
- Detached
- Private off-road Parking
- Close to local Amenities
- Three Bedrooms
- Car Port
- Wrap Round Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England & Wales	EU Directive 2002/91/EC	



## HIGH STREET

Approximate Gross Internal Area = 137.41 sq m / 1480.03 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



**GROUND FLOOR**  
 Approximate Floor Area  
 780.70 sq ft  
 (72.53 sq m)

**FIRST FLOOR**  
 Approximate Floor Area  
 652.83 sq ft  
 (60.65 sq m)

**OUTBUILDING**  
 Approximate Floor Area  
 46.50 sq ft  
 (4.32 sq m)

