



Reeds Cottages Horsham Road, Handcross

Guide Price £514,500

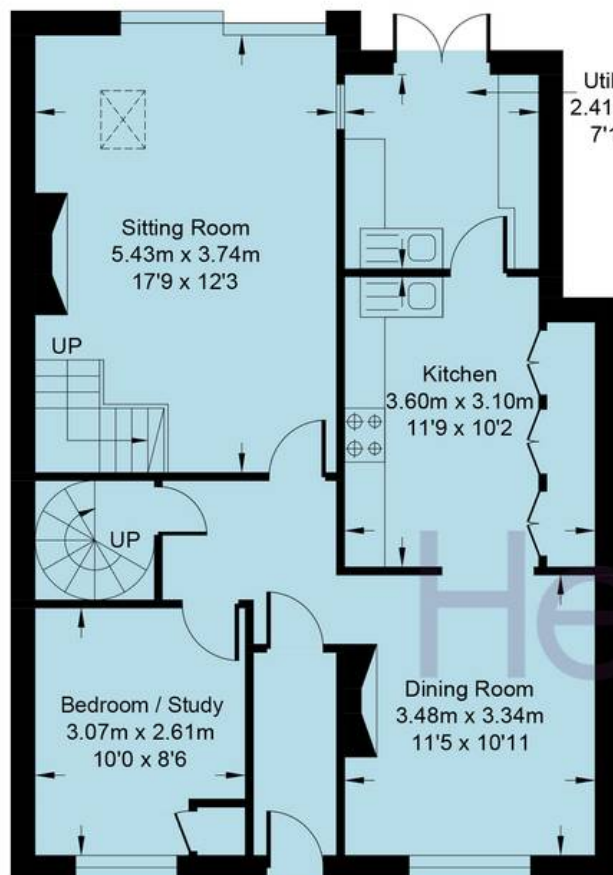
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Discover the allure of this charming Semi-Detached Victorian Cottage, circa 1600sqft, boasting a rich heritage dating back to the 1880s with an array of character and period features. Step inside and be greeted by a delightful blend of older charm and modern convenience.

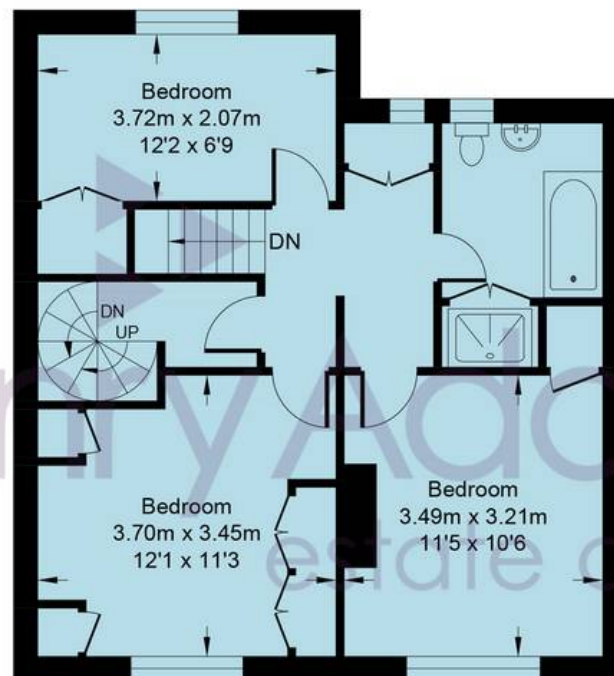
Upon entry to the property the space offers a cosy living room with wood burning stove fireplace and stone mantel, and sliding doors which lead to the adjacent patio in the rear garden. There is a study to the front which can be used as a home office or a snug or playroom or ground floor bedroom. The refitted modern kitchen has a separate utility area is a culinary enthusiast's haven, exuding style and functionality for seamless meal preparation. With an archway separating the dining space which is set at the front of the property and has a feature Three reception rooms with versatile use provide ample space for entertaining guests, hosting gatherings, or simply unwinding in the comfort of your home.

This inviting abode presents three traditional bedrooms on the first floor, providing tranquil spaces for rest and relaxation and the main bathroom which is fitted with wc, wash basin and both a bath and a large shower cubicle. The loft/attic rooms conversion, which is accessed via a cast iron spiral staircase via all floors, offers additional living space with potential for further enhancements (Subject To Necessary Consents), catering to your evolving needs and desires. These rooms also have the benefit of a separate w.c. cloakroom.

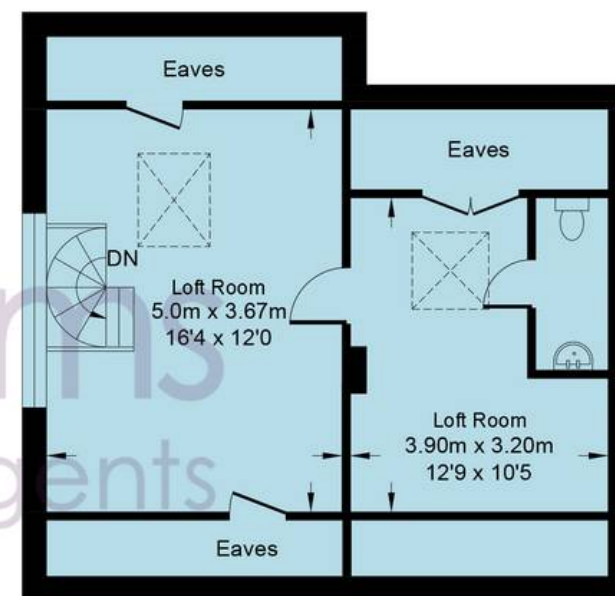




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Horsham Road

Approximate Area (Excluding Eaves) = 1601 sq ft / 148.7 sq m

Total = 1601 sq ft / 148.7 sq m

For identification only - not to scale





Benefiting from solar panels, this residence not only contributes to environmental sustainability but also offers reduced energy bills, with full ownership ensuring long-term cost efficiency. The circa 55ft mature rear garden is a serene retreat with views over the fields behind, inviting you to unwind amidst nature's beauty. The home boast many shrubs but more so a stunning magnolia tree at the bottom of the garden and a wisteria to the front of the property.

In summary, this Victorian Cottage presents a rare opportunity to own a piece of history while enjoying modern comforts and conveniences. With its timeless appeal, versatile living spaces, and desirable location, this property is a true gem waiting to be discovered and cherished. Vendor suited.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E

The property is set in Handcross village which offers local amenities including butchers, grocery shop, pub, local shops, café, hairdressers, playing fields, and village primary school. As well as the stunning National Trust location of Nymans Gardens being set within the village. The towns of Haywards Heath and Horsham are both located approximately 9 miles from Handcross, providing an extensive range of shopping, supermarkets, sporting and entertainment amenities.

The main line railway stations, in both Haywards Heath and Three Bridges offer regular services to London (Victoria and London Bridge). By public transport regular bus route to Brighton, Crawley, Haywards Heath and Burgess Hill. By car access to A23/M23 is within easy access providing links to Brighton, Gatwick Airport, London and beyond.





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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.