



Netherbury, Nuthurst Road  
 Monk's Gate, Horsham, West Sussex, RH13 6LG  
 Guide Price £695,000 Freehold



**COURTNEY GREEN**

Estate Agent • Letting Agent • Managing Agent

# Netherbury, Nuthurst Road, Monk's Gate, Horsham, West Sussex, RH13 6LG

Courtney Green are delighted to offer for sale this double-fronted character cottage believed to have been constructed by the philanthropic Godman sisters formerly of South Lodge to provide midwifery and district nurse services locally. Built in around 1910, the house has a classic cottage style which now has reproduction sash windows in the front elevation along with pebble dash. The property has been sympathetically extended and now affords family-sized accommodation over two floors comprising an entrance hall, extended living room, separate dining room, good sized kitchen with oil fired Aga and pantry with utility lobby, downstairs shower room and cloakroom and a useful further rear lobby. Upstairs, there are three bedrooms, the principal bedroom has an en-suite bathroom. Almost all of the upstairs windows afford stunning views which are directly South to the rear over farmland and an attractive elevated view North over adjacent properties. Overall, the property is in reasonable condition, however, some modernisation will doubtlessly be beneficial, but the property has very "good bones" and may offer further scope for enlargement subject to the relevant consents and approvals being required and obtainable. Outside, there are attractive cottage gardens and a generous driveway parking area along with a large double garage workshop. The property is offered with the benefit of no forward chain and viewings are very strongly recommended with the vendors sole agent, Courtney Green.

**SITUATION** The small hamlet of Monk's Gate is situated approximately three miles from Horsham town centre with its comprehensive range of shopping and recreational facilities. Horsham mainline station links with London/Victoria (55 minutes). There are various public and state schools including the nearby St Andrews CE Primary school at Nuthurst. The area is surrounded by miles of open countryside providing excellent walking and riding opportunities, including St Leonard's Forest which is designated an area of outstanding natural beauty. The highly regarded Mannings Heath Golf Club is within approximately two miles. The A281 London to Brighton road connects with the A24 and M23 linking with the M25 and the motorway network accessing Gatwick International Airport.

The accommodation comprises:

Step up to **Front Door** with obscured glazing to

**Entrance Hall** With the staircase rising directly to the First Floor and glazed doors leading to each room.

**Sitting Room** Having been doubled in size, this generous space has reproduction sash windows to the front aspect and French doors with matching side light leading out to the rear garden. Attractive Arts and Crafts style brick and quarry tiled fireplace with matching hearth and open flu, two radiators, five amp lighting circuit, TV aerial point, wooden shelving in a fireside recess.

**Dining Room** A double aspect room with reproduction sash windows to the front and a double hung window to the rear, radiator, TV aerial point, five amp light circuit, archway to

**Kitchen/Breakfast Room** With a range of traditional Farmhouse style eye and base level storage cupboards with contrasting work surfaces and nest of drawers, a chocolate brown and black twin oven twin lid oil fired Aga which also supplies some hot water. Tiled flooring, open under stairs store area with further cupboard and display plinth, tiled flooring, painted wall panelling, radiator, side aspect window, door to rear lobby, bi-fold door to larder with some shelving, borrowed light window and space for further appliances, painted tiled floor. From the kitchen a further doorway leads to the

**Utility Lobby** With floor mounted oil fired boiler providing heating and hot water with adjacent digital programmer, space and plumbing for washing machine, some wall tiling, tiled floor with matching skirtings, side aspect window, door to

**Downstairs Shower Room** On two levels, the upper level housing an oversized shower enclosure with glazed pivot door and exposed chrome fittings, the lower area with wash basin with mixer tap, obscured window, radiator, a medicine cabinet with mirror and with shaver light above, tiled flooring with matching skirtings. **Downstairs WC** With low level WC, fully tiled walls and floor, obscured side window.

From the kitchen a further door leads to the **Rear Lobby** with further floor tiling, radiator, space for appliances, coats hanging space, door and window leading to the patio and garden.

From the **Entrance Hall**, the stairs rise directly to the **First Floor Landing**, hatch to loft area, side aspect window, doors to each room.

**Principal Bedroom** With reproduction sash windows to the front enjoying a lovely elevated outlook to adjacent countryside, double built in wardrobe with louvred doors and additional cupboards above, five amp lamp circuit, radiator, door to

**En-Suite Bathroom** With a light coloured suite of enclosed corner bath with hand grip and seat and with offset mixer tap with shower attachment and adjustable shower rail, vanity style wash basin with cupboard below, tiled splashback above and mirror and light over, WC, chrome towel warmer, obscured rear window, further wall tiling.

**Bedroom 2** Triple aspect with reproduction sash windows to the front and with further rear window enjoying a delightful rear outlook over farmland, double wardrobe with further cupboard above.

**Bedroom 3** With a large window enjoying the fabulous rural rear outlook, airing cupboard housing the hot water cylinder with immersion heater and shelf.

## OUTSIDE

The property has a wide frontage with a pedestrian gate leading up to the front door and a five bar gate providing vehicular access to the gravelled driveway parking and turning area. There is certainly space for four to five vehicles and this in turn leads to the large detached double garage/workshop.

The **double garage** has an up and over door leading to the open area and has light and power. There is a useful side area and a door which leads to a smaller workshop and there are windows and doors to the side, further lighting and power.

The front garden is predominantly laid to lawn with a beech hedgerow with pollarded beech trees and the picket gate and stone pathway which leads to the front door. A small area of lawn leads to the right-hand side where there are various trees and shrubs including Holly tree, apple tree and opens to the rear garden where there is a corner sun trap patio accessed from the sitting room, a timber summer house, further hard landscaping and also a larger paved patio with retaining walls and planting bed and an area of grass behind. The deer fencing at the rear provides a glorious open vista over the adjacent fields and farmland.

**Agents Note:** The property has a small number of photovoltaic panels at the rear, oil tank for heating oil, mains electricity and water.

**Council Tax Band - G**

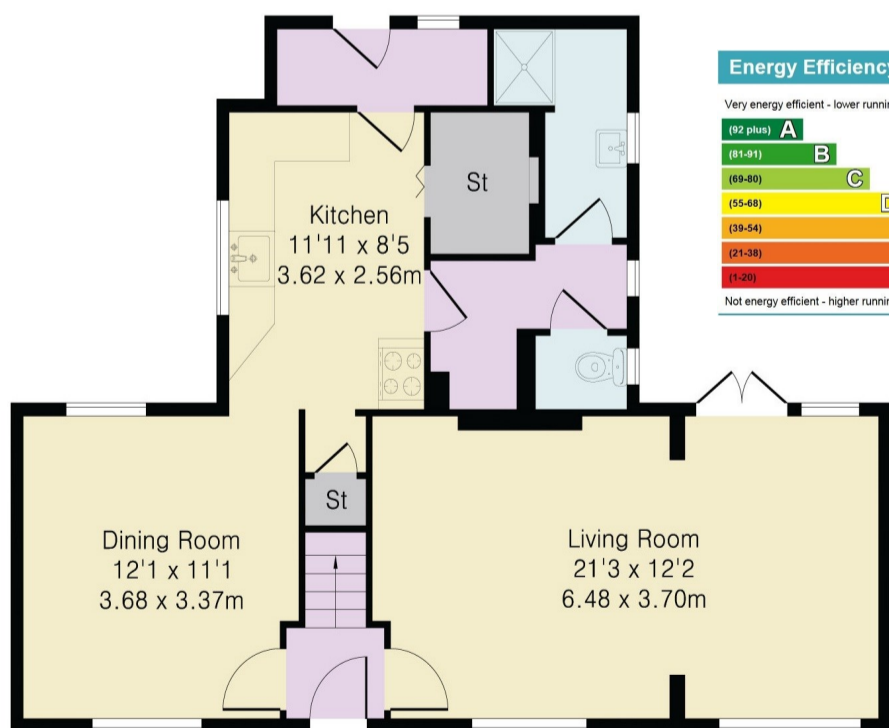
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**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

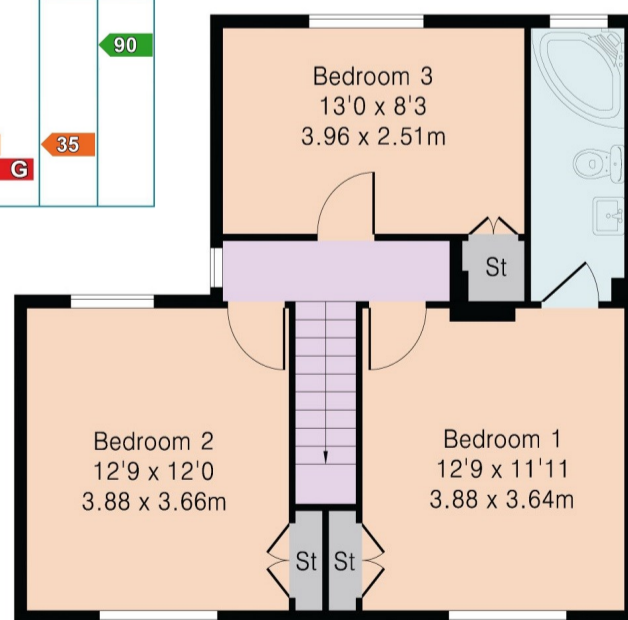
Approximate Gross Internal Area 1206 sq ft – 112 sq m

Ground Floor Area 702 sq ft – 65 sq m

First Floor Area 504 sq ft – 47 sq m



Ground Floor



First Floor

