



# Prongers Corner Cottage

Brighton Road, Lower Beeding, Horsham, West Sussex, RH13 6NG  
Guide Price £825,000 Freehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent



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Courtney Green are delighted to bring to the market this exceptional period cottage, set in a semi-rural yet accessible location, less than four miles from the market town of Horsham. Having undergone an extensive and sympathetic schedule of works, the current owners have struck the perfect balance between period charm and modern living. Beautiful and high specification finishes throughout, tie into practical updates, such as composite cladding, recently replaced roof coverings, double glazed windows and doors, an updated heating system and updated electrics – making this home “turn key ready”, for its new custodian. The accommodation in brief comprises a useful entrance hall with downstairs cloakroom, a stunning shaker style bespoke kitchen open to a breakfast room. There is a formal dining room and a sitting room with stunning inglenook fireplace which make up the ground floor. On the first floor there is an impressive principal suite with ensuite shower room and walk through dressing area, two further double bedrooms, a large single bedroom and a family bathroom. Totally secluded and with idyllic views over the surrounding countryside, the gardens are a delight and must be seen to be appreciated, with mature planting and specimen trees bordering a well-kept lawn. There is a versatile, insulated garden room with power, lighting and telephone point, making it the ideal work from home space. In addition to the gardens surrounding the house, there is a large driveway providing parking for numerous cars and accessing the large double garage. Viewings are very strongly recommended with the vendor's sole agents, Courtney Green.

**Location:** The village of Lower Beeding is well positioned, just four miles Southeast of Horsham town and affording easy access to the A23 and the motorway network beyond, with Gatwick airport being less than a 20 minute drive. The village has a thriving community with a highly regarded CoE primary school, nursery and pre-school, two popular local pubs, two Michelin star restaurants ‘Interlude’, ‘The Pass’ and the stunning Leonardslee gardens.

The accommodation comprises:

## Entrance Hall

A convenient entrance hall with limestone tiled floor, downlighting, alarm control centre, and doors to the breakfast room, dining room and cloakroom.

## Cloakroom

With half height timber wall panelling, rear aspect window, low level w.c, wall hung wash hand basin, radiator, inset display shelving, quarry tiled floor and store cupboard.

## Kitchen/Breakfast Room

A stunning shaker style bespoke kitchen comprising a range of eye and base level hardwood cabinetry with complementing quartz worktops and upstands over, tiled splashbacks, double Belfast sink with mixer tap, electric AGA, space and plumbing for dishwasher, limestone tiled floor, French doors to rear garden, front and side aspect windows, downlighting and opening to the breakfast room. The breakfast room has a matching range of cabinetry with extra depth units and display cabinets, hardwood flooring and front aspect window.

## Dining Room

Forming part of the original building the spacious dining room has two front aspect windows, a door accessing the garden, parquet flooring, a part vaulted ceiling, open bookshelf with wine racks and storage cabinets below.

## Sitting Room

With a continuation of parquet flooring, a stunning Inglenook fireplace with quarry tile hearth and double width solid fuel burner, front and side aspect windows, original oak front door with stain glass window, under stairs store cupboard, stairs rising to the first floor landing, high-level cupboard housing electricity meter and fuse board.

From the sitting room, stairs rise to the **First Floor Landing** with loft hatch accessing loft space, inner a hallway with fitted bookshelf, and doors to all rooms.

## Principal Bedroom

A stunning triple aspect principal bedroom suite with vaulted ceiling, fitted wardrobes, radiator, walk-through dressing area with downlighting further fitted cupboard and ensuite shower room.

## Ensuite Shower Room

Comprising a tile enclosed walk-in shower with glass pivot door and brass shower mixer with wall mounted shower attachment, low-level w.c, pedestal wash hand basin, column towel radiator, rear aspect window overlooking the garden, floor to ceiling wall tiling, tiled floor, downlighting and extractor fan.

## Bedroom 2

A large double bedroom with front aspect window and radiator.

## Bedroom 3

A further double bedroom with two fitted wardrobes, front aspect window and radiator.

## Bedroom 4

A large single bedroom with front window and radiator.

## Bathroom

The family bathroom comprises an enclosed panel bath with glass shower screen, concealed shower mixer with hand shower attachment, bath mixer taps, low level w.c, pedestal wash hand basin, column towel radiator, half height wall panelling, tiled floor, downlighting and rear aspect window overlooking the garden.

## OUTSIDE

Totally secluded and with idyllic views over the surrounding countryside, the gardens are a delight and must be seen to be appreciated, with mature planting and specimen trees bordering a well-kept lawn. There is a versatile, insulated garden room with power, lighting and telephone point, making it the ideal work from home space. In addition to the gardens surrounding the house, there is a large driveway providing parking for numerous cars and accessing the large double garage.

## Services -

- Mains water
- Mains electricity
- Private drainage
- Stored oil for heating/hot water

Council Tax Band - G

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.

