



1 Birch Grove

The Birches, Mannings Heath, West Sussex, RH13 6GG

Guide Price £850,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

1 Birch Grove, The Birches, Mannings Heath, Horsham, West Sussex, RH13 6GG

Situated in a prime residential location within the picturesque and sought after village of Mannings Heath, is this individual and well presented detached bungalow. Built approximately 20 years ago by Rydon Homes, the property is one of only four forming this small private development called Birch Grove. The property has been lovingly maintained from new and the well presented accommodation comprises a spacious entrance hall off which is a principal bedroom with an en-suite shower room, two further double bedrooms one of which has fitted furniture and is used as a study, a luxury shower room, a spacious and well fitted kitchen with built in appliances and having a separate utility room and a light and airy lounge/dining room. The property is approached along a block paved driveway leading to a detached double width garage with electric door. A fine feature of the property are it's beautiful established landscaped garden to the rear, enjoying a sunny, southerly aspect and incorporating a wide patio area fronting a calming and therapeutic water feature and pathways meandering between well stocked flower and shrub beds and borders. The vendors sole agent Courtney Green strongly recommends an inspection of this delightful residence to appreciate it's finer qualities.

The accommodation comprises:

Wood panelled **Front Door** with double glazed side lights to

Entrance Hall T-shaped with radiator, cloaks cupboard, airing cupboard housing Mega Flow hot water cylinder and shelving, loft hatch. Door to

Dining Area With double glazed side aspect opening to

Kitchen With twin double glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers in light Oak having complementing granite worktop surfaces and upstands, Franke inset 1 1/2 bowl stainless steel sink with Brita monobloc tap with water filter, routed drainer, Neff touch control electric hob with sparkling black glass splashback, Neff stainless steel extractor hood, Electrolux eye level double oven, over head cantilever cupboards, Neff integrated dishwasher, corner carousel, pull out refuse drawer and pan drawers, pelmet lights and downlighting, ceramic tiled flooring.

Utility Room Double glazed front aspect and double glazed door to the side. Fitted with light Oak cupboard housing a Worcester LPG fired boiler, space for American styled fridge, radiator, worktop surface incorporating a single drainer stainless steel sink with chromium monobloc tap, Blomberg integrated washing machine, extractor fan.

The dining area opens up to the

Lounge Which is slightly L-shaped and has French doors and twin double glazed side aspect overlooking the rear garden, radiator, chimney breast with inset Gazco log effect fire, door to hall.

Bedroom 1 Double glazed rear aspect, French doors to the rear garden, radiator, double and single wardrobe cupboards.

En-Suite Shower Room Frosted double glazed rear aspect, back to wall WC with dual flush, wall mounted wash hand basin with chromium mixer tap, oversized shower cubicle with glass door, chromium thermostatic shower control, wall bracket and hand shower, localised tiling, white towel warmer, ceramic tiled flooring, downlighting.

Bedroom 2 Double glazed bay front aspect, radiator, double and single wardrobe cupboards.

Bedroom 3/Study Double glazed rear aspect, radiator, built in furniture incorporating L-Shaped desk area, shelving, cupboards and drawers.

Luxury Shower Room Frosted double glazed front aspect, oversized shower cubicle with glass screen, chromium thermostatic shower control, wall bracket and hand shower, acrylic panelled walls, wall seat, wall mounted wash hand basin with chromium mixer tap, mirrored cabinet over, back to wall WC with dual flush, white towel warmer, localised tiled walls and flooring, downlighting, extractor fan.

OUTSIDE

An outstanding feature of this desirable residence is the magnificent professionally landscaped rear garden which, to be fully appreciated, needs to be seen and heard. A wide near full width stone paved patio makes the most of the south facing aspect and adjoins an impressive water feature comprising three raised aluminium infinity ponds producing gently cascading water, and having box hedge surround. Quartz stone pathways meander through well stocked specimen shrub borders with hidden designer features and a quiet 'hidden' paved seating area. High beech hedge borders provide privacy and a backdrop which is intersected by a long and twisted aluminium framework. All in all, the garden provides a tranquil setting. Birch Grove is approached along The Birches and the entrance opens up to a wide block paved drive and an area of hard standing leading to a detached double width garage with electric up and over door and light, side personal door. The front garden comprises an area of lawn either side of a paved path leading to the property and having flower and shrub borders.

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.
Ref: 25/5829/07/07

Council Tax Band - F

Approximate total area⁽¹⁾

1185 ft²
110 m²

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(85-91) B		
(69-84) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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