



Doomsday Cottage
 Hammerpond Road, Horsham, West Sussex, RH13 6LA
 Guide Price £700,000 Freehold



**COURTNEY
GREEN**

Estate Agent • Letting Agent • Managing Agent

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Built in the 1930's to accommodate the chauffer for the owners of the former Doomsday House, is this delightful wisteria clad cottage. Nestled within its own private garden, this hidden gem is located along Hammerpond Road on the south east side of Horsham. Presented to the market for the first time in over 40 years, the cottage has been well maintained and is offered for sale in very good decorative order, and features original Oak framed leaded crittall windows, a fine Oak front door and internal doors of the era. The cottage was extended in the 1970's, and the accommodation, which has been enhanced by the current owners over the years, comprises, on the first floor, two double bedrooms and a shower room. On the ground floor, there is an entrance hall, off which is the sitting room overlooking the garden, a good sized dining/family room, a study, a light Oak fitted kitchen with built in appliances, and a bathroom. There is a modern gas fired heating system to radiators and some double glazed fitments. Outside, a private driveway provides off road parking for 2-3 cars and leads to a detached single garage. The private gardens are predominantly to the front and side of the property, surrounded by privet, conifer and hedgerow borders and laid to lawn with maturing flower and shrub beds. As previously mentioned, the property lies along Hammerpond Road, just off of St Leonards Road, and falls within the catchment of Heron Way, Forest and Millais schools. Horsham town centre and the railway station are within easy walking distance and the location affords easy access to numerous public footpaths around St Leonards Forest, Chesworth Farm, the Horsham River Walk, and beyond.

The accommodation comprises:

Oak **Front Door** to

Entrance Hall

Leaded side lights. Radiator, quarry tiled skirting.

Sitting Room

Leaded front aspect, stone fireplace with gas coal effect real flame fire, arched display recess to the side with glass shelves and cupboard, radiator, picture rail, four wall light points.

Door to **Inner Hall**

With airing cupboard housing hot water tank and shelves.

Bathroom

Leaded side aspect. Fitted with a white suite comprising a panel bath with chromium mixer tap and shower attachment, low level WC, pedestal wash hand basin with mixer tap, chromium towel warmer, white tiled walls with pattern tiled relief, ceramic tiled flooring.

Kitchen

Leaded side aspect. Fitted with a range of base and wall mounted cupboards and drawers in light Oak with complementing worktop surfaces encorporating 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, Beko four ring gas hob with concealed filter hood over, Neff eye level double oven, pelmet light, concealed Vaillant gas fired boiler, space and plumbing for washing machine, integrated Indesit dishwasher, broom cupboard with overhead storage, breakfast bar, radiator, quarry tiled flooring.

Dining/Family Room

Leaded double glazed double aspect to the side. Leaded double glazed door to side courtyard, two radiators, Oak beams, exposed stone wall, four wall light points.

Study

Leaded front aspect. Radiator, cupboard housing meters and consumer unit, built in cupboard and overhead storage.

From the Entrance Hall a staircase rises to the **First Floor Landing**.

Bedroom 1

Leaded double glazed front aspect, radiator, built in double width wardrobe cupboard.

Bedroom 2

Leaded rear aspect, radiator, two eaves cupboards and cupboard with hanging rail, loft hatch.

Shower Room

Leaded double glazed side aspect. Vanity unit with inset sink having chromium mixer tap and cupboard under, illuminated mirror, low level WC, quadrant shower cubicle with sliding doors, chromium thermostatic shower control, wall bracket and hand shower, chromium towel warmer, tiled walls with mosaic tiled relief, Amtico flooring.

OUTSIDE

The property has its own private driveway which provides off road parking for 2-3 cars and leads to a **detached single garage** with up and over door and two timber garden sheds. Along the drive, which has stonewall embankments, is a working ornate street lamp. A flagstone step path with handrail leads to a paved path directly to the property. The cottage garden has tall privet, conifer and hedgerow borders and is laid primarily to lawn with flower and shrub beds. There is a summer house and seating area. In addition there is a side courtyard garden with small lawn, raised beds and privet hedge, and a crazy paved courtyard patio area with outside light and tap. The cottage is shrouded by a magnificent mature wisteria.

Council Tax Band - F

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.

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