



Connells

Holm Oaks
Cowfold Horsham

Holm Oaks Cowfold Horsham RH13 8AQ

for sale guide price
£475,000



Property Description

A detached 3 bedroom bungalow with garage and ample parking situated in a 'no-through' road within walking distance of the local Co-op store and village centre.

Built about 25 years ago by Twigden Homes Ltd (now part of the Kier Corporation) in a traditional yet characterful design, the property enjoys a sizeable position with secluded gardens on all three sides. Internally the accommodation comprises of an L shaped hallway, living room with double doors to the garden, kitchen breakfast room with a built in breakfast bar, a range of wall and base units, oven and hob. There is space for washing machine, dishwasher or tumble dryer and free-standing fridge freezer. A door provides further access to the gardens. There are 2 good sized double bedrooms both with wardrobes and the master has its own ensuite shower room. A third bedroom doubles as an excellent study or dining room with a further full bathroom to complete the floorplan. A garage is located off the drive with parking in front.

Cowfold

Cowfold is a charming village in West Sussex, where you can enjoy the rural life and the local amenities. You can visit the shop, café, Indian restaurant, or beauty salon, or join the Scout or Guide groups for some outdoor fun. Cowfold is also close to the Ouse Valley Viaduct, a stunning feat of engineering that spans the river valley and carries trains to and from London and Brighton. You can admire the views from the top or take a walk along the footpath below.



Hall

Lounge / Diner

14' 8" (max) x 13' 5" (max)
(4.47m (max) x 4.09m (max))

Kitchen

9' 6" (max) x 13' 1" (max)
(2.90m (max) x 3.99m (max))

Bedroom 1

9' 1" (max) x 11' 6" (max)
(2.77m (max) x 3.51m (max))

Bedroom 2

12' 4" (max) x 13' 1" (max)
(3.76m (max) x 3.99m (max))

Bedroom 3

8' 2" (max) x 9' 4" (max)
(2.49m (max) x 2.84m (max))

Bathroom

Garage

16' 3" (max) x 8' 2" (max)
(4.95m (max) x 2.49m (max))

Driveway

Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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