



**Tudor Cottage Nuthurst Road
Horsham, West Sussex RH13 6RD
Guide Price £795,000 Freehold**

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ESTATE AGENTS

A Beautiful Grade II Listed Cottage Set in a Secluded Location with Stunning Views of the Sussex Countryside. The Property Offers Three Bedrooms and Stunning Grounds Including a Small Orchard, Old Village Pond and A Triple Bay Oak Framed Traditional Timber Garage.

Situation

The property is situated within a hamlet in the civil parish of Nuthurst and the Horsham District of West Sussex. The hamlet is on the Copsale to Nuthurst road, 3.8 miles (6.2 km) south from the town of Horsham. The nearby town of Horsham offers a large amount of local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. There are numerous bus services that pass through the town centre of Horsham along with a mainline station. Crawley, Gatwick Airport and London are accessible via the A23/M23

Description

The secluded cottage is situated off a quiet country lane and is not visible from the road, access to the property is via a five bar gate which opens to a large gravel driveway offering parking for multiple vehicles, triple bay oak framed garage and a small fruit orchard and log store. A pathway through a small archway past the large old village pond opens to a large garden area and the cottage itself. On entering the property you are met with a lovely snug/study rooms which leads to the bright and spacious modern fitted kitchen/breakfast room with integrated oven, hob, dishwasher and fridge/freezer. Utility/Boot room which has a further sink, washing machine and tumble dryer. The utility room has a split stable door providing access to the rear of the property which enjoys a very private sun trap with stunning views of the Sussex countryside and decked area ideal for al fresco dining and relaxing. Stairs from the kitchen lead to the large principle suite with modern fitted en-suite shower room.

The original section of the house enjoys a large triple aspect lounge with large inglenook fireplace with log burning stove and double doors to the large gardens and uninterrupted views of the Sussex countryside. Upstairs there are two double bedrooms both with inbuilt wardrobes and a family bathroom. Also on the ground floor is a cloakroom.

The property further benefits from oil fired central heating and neutral decoration throughout and is offered with no ongoing chain.

Council Tax Band F

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.
4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.







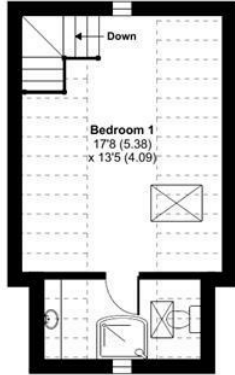
Nuthurst Road, Maplehurst, Horsham, RH13

Approximate Area = 1348 sq ft / 125.2 sq m

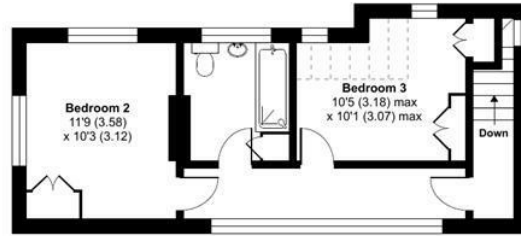
Limited Use Area(s) = 199 sq ft / 18.5 sq m

Total = 1547 sq ft / 143.7 sq m

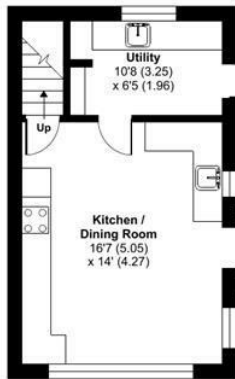
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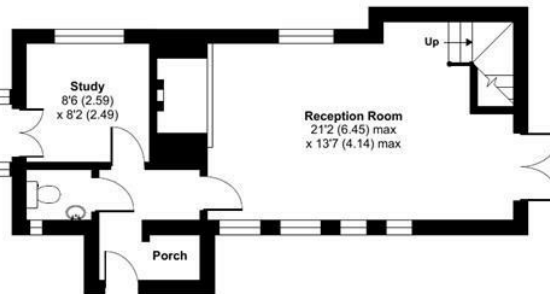
FIRST FLOOR 2



FIRST FLOOR 1



GROUND FLOOR



Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stevens Estates. REF: 944634



Google

Map data ©2024

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | 36 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Viewings by appointment only

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