



OVER 60?

Secure this property
for up to **59% less!**

Price

£515,000

Freehold

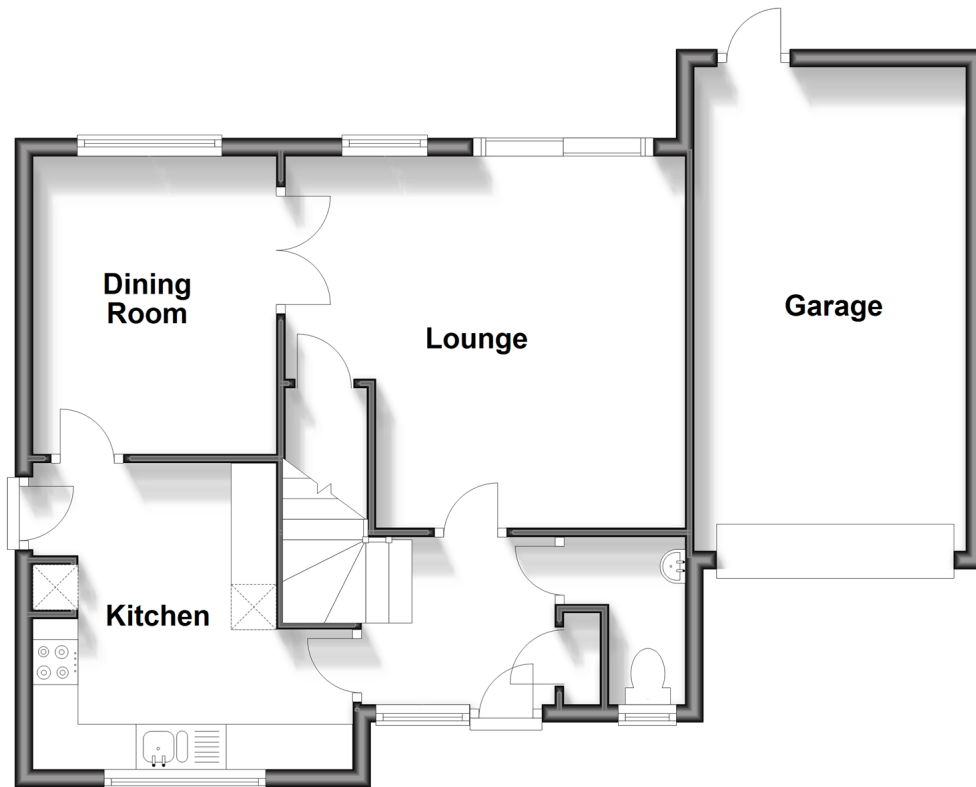
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**Holm Oaks, Cowfold,
Horsham, West Sussex,
RH13**

cubitt & west
Helping you move forwards

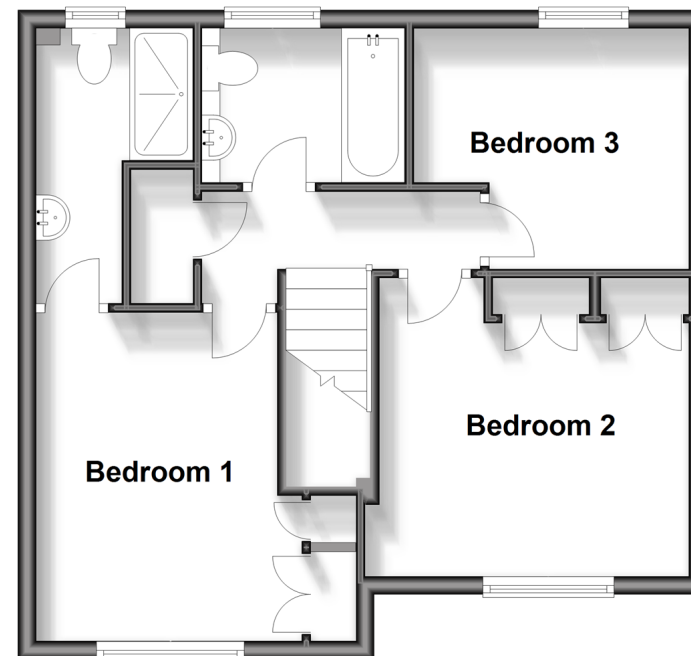
Ground Floor

Approx. 63.1 sq. metres (679.0 sq. feet)



First Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen: 11'1 at widest point x 8'9 at widest point (3.38m x 2.67m)

Dining Room: 10'9 x 8'10 (3.28m x 2.69m)

Lounge: 14'7 at widest point x 13'6 at widest point (4.45m x 4.12m)

FIRST FLOOR

Landing

Bedroom 1: 12'4 x 11'7 into fitted wardrobes (3.76m x 3.53m)

En Suite Shower Room: 9'11 x 5'9 at widest point (3.02m x 1.75m)

Bedroom 2: 11'6 x 11'1 (3.51m x 3.38m)

Bedroom 3: 9'11 into fitted wardrobes x 8'9 (3.02m x 2.67m)

Bathroom: 6'4 x 5'7 (1.93m x 1.70m)

OUTSIDE

Garage: 17'4 x 14'7 (5.29m x 4.45m)

Off Road Parking

Front & Rear Garden



Main features

- **Lovely family home**
- **Located in a peaceful cul de sac in the popular village of Cowfold**
- **Fantastic size rear garden**
- **Short walk to village Pub, local shop and Primary School**
- **Great main road access down to the coast and north to the M25**



Nearest Schools

Primary Schools: St Peter's CofE (Aided) Primary 0.5 miles, Bolney CofE Primary 3.2 miles, Holy Trinity CofE Primary 3.4 miles. Secondary Schools: Farney Close School 3.7 miles, Muntham House School 6.5 miles, Queen Elizabeth II Silver Jubilee School, Horsham 6.6 miles



Transport Information

Train Stations: Horsham 7.3 miles, Littlehaven 8.3 miles, Ifield 9.1 miles



Address

Holm Oaks, Cowfold, Horsham, West Sussex, RH13



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(55)	B(31)

20917790/20250117/RSH/CB