



Guide Price
£500,000

Freehold

2x  1x  2x 

**Barleycroft, Cowfold,
West Sussex, RH13**

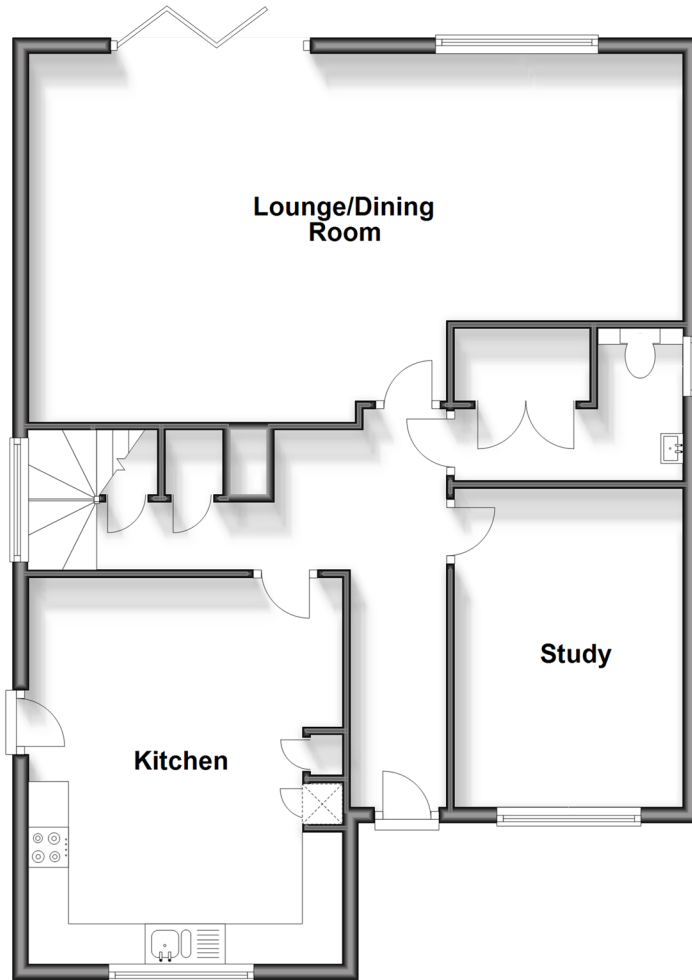
OVER 60?

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

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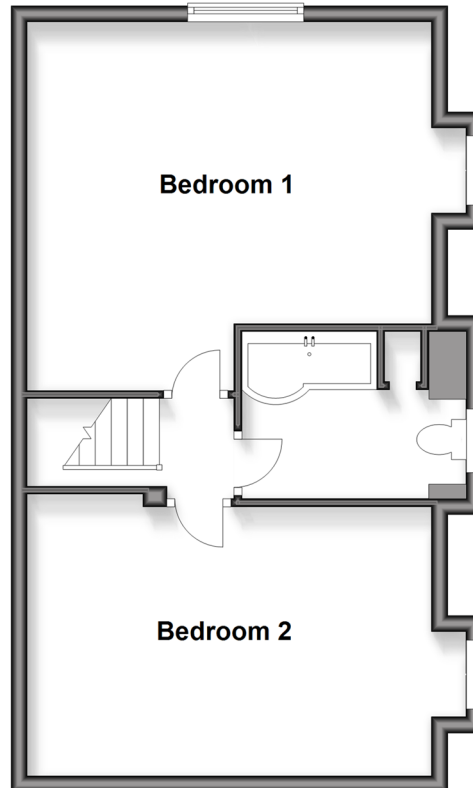
Ground Floor

Approx. 84.4 sq. metres (908.1 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Study: 13'0 x 9'4 (3.97m x 2.85m)

Kitchen: 15'9 x 12'8 (4.80m x 3.86m)

Cloakroom: 9'4 x 6'3 (2.85m x 1.91m)

Lounge/Dining Room: 17'1 at widest point x 15'0 at widest point (5.21m x 4.58m) narrowing to 10'9 x 9'9 (3.28m x 2.97m)

FIRST FLOOR

Landing

Bedroom 1: 16'7 at widest point x 15'2 at widest point (5.06m x 4.63m)

Bathroom: 7'7 x 6'9 (2.31m x 2.06m)

Bedroom 2: 16'6 at widest point x 11'3 at widest point (5.03m x 3.43m)

OUTSIDE

Rear Garden

Off Road Parking



Main features

- Newly built with 10 year warranty
- Rain water harvesting and Air Source Heat pump, economical and environmentally friendly
- Tucked away position
- Flexible accommodation including large lounge/diner and study
- Parking for two cars, electric charge point
- Good size gardens to rear and side
- Good main road access



Nearest Schools

Primary Schools: St Peter's CofE (Aided) Primary 0.1 miles, Jolesfield CofE Primary 2.1 miles, St Andrew's CofE Primary 2.7 miles. Secondary Schools: Farney Close School 3.5 miles, Forest School, The 5.1 miles, Queen Elizabeth II Silver Jubilee School, Horsham 5.1 miles



Transport Information

Train Stations: Horsham 5.7 miles, Christs Hospital 5.8 miles, Littlehaven 6.5 miles



Address

Barleycroft, Cowfold, 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 50% less, by purchasing a Lifetime Lease.



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