



Twisted Cottage | Prings Lane | Maplehurst, Nr. Horsham | West Sussex | RH13 6GZ

H.J. BURT
Chartered Surveyors : Estate Agents



Twisted Cottage | Prings Lane | Maplehurst, Nr. Horsham | West Sussex | RH13 6GZ

Guide Price Range £1,275,000 - £1,300,000 | Freehold



- A very well located 4–5-bedroom detached house with adaptable accommodation & occupying a fine South facing plot of c. 1.11 acres. Freehold. Council Tax 'G'. EPC 'D'.
- Entrance hall, living room, kitchen to dining room, study, utility room, bath/shower room.
- Principal bedroom with adjoining bed/dressing room with en-suite potential, 3 further bedrooms & family bathroom.
- Gated entrance drive to double garage with further potential (STC). Delightful South facing gardens.
- Post & rail fenced paddocks with separate gated access to lane.
- Peaceful rural location within 5.5 miles of Horsham & 15 miles of Gatwick.

Description

Twisted Cottage is a charming, detached country house offering very good potential for further adaptation and extension (subject to necessary consents). It has the potential to become an impressive family house occupying a desirable rural location, East of the small rural village of Maplehurst, and within convenient reach of the popular market town of Horsham. The house affords bright and airy accommodation spread over two floors with upvc double glazed windows throughout and lovely rural outlook to all sides and in particular to the South over the property's South facing garden and post and rail fenced paddocks.

A particular feature is the **South facing main outlook** with many of the rooms also being double aspect and also with French doors leading out to the garden and with **open plan kitchen/dining room** including oil-fired Aga. There is a **useful utility room** and **ground floor bath/shower room** behind and **linking to the double garage which also offers further potential** for adaptation or conversion subject to all necessary consents. The **very good size and double aspect living room** includes a fireplace and there is a further fireplace to the dining room with wood burning stove. The ground floor is completed by a useful **study with broadband** connection.



To the first floor, the **principal bedroom is double aspect with lovely outlook** and to the rear is **bedroom four which offers good scope as a potential en-suite/dressing room area**. From the internal landing with **extensive fitted cupboard space** and access to a large eaves area, doors lead to **two South facing double bedrooms**, a fifth East facing **single bedroom** and a large **family bathroom** with separate shower.

Outside, a great feature of the property is the rural location with a good feeling of space with post and rail fencing and **gated driveway with parking for a number of vehicles** and scope for further or alternative garaging (subject to necessary consents) with small **home paddock or poultry/dog run area** adjoining. Gates then lead to the **South facing principal garden area** planted with an abundance of colourful mature climbers and specimen shrubs and herbaceous plants and including **covered veranda** outdoor eating area to one side of the terrace at the rear of the house.

A gate opens into the **main paddock to the South**, a traditional pasture enclosure bordered with mature oak trees and with separate gated entrance onto the lane and providing a perfect area of quiet contemplation or for mixed livestock or small holding interests. **The property as a whole extends to approximately 1.11 acres.**

Public footpaths with **lovely country walks** are readily accessible from the property and with riding on the local lanes thence linking to public bridleways.











Location

The property lies on the edge of Prings and Park Lane to the East of the small rural village of Maplehurst, including the White Horse Inn, and is in a peaceful semi-rural location accessed by country lanes to the South-East of the old market town of Horsham which is within 5.5 miles. Horsham offers a comprehensive range of shops, trades and recreational facilities as well as a mainline railway station with services to London Victoria & London Bridge.

Haywards Heath with a similar range of facilities and mainline station is approx. 10.5 miles to the East; the coastal city of Brighton is c. 19.5 miles to the South and Guildford is approx. 27 miles to the North. Gatwick Airport is within 15 miles and accessed via the A23 thence leading to the M23 and the national motorway network. More locally, the A24 may be joined at Buck Barn crossroads to the West (c. 3.75 miles) and with local convenience store with extended opening hours at Cowfold within 2.75 miles. London is approx. 42 miles.

There are a good range of state and independent schools in the area, both primary and secondary, and including to the North at St. Andrews Church of England Primary School in Nuthurst. There are a variety of country walks in the area with footpaths leading off Park Lane and with extensive rural views across a mixture of farm and woodland.

Sporting & Recreation

Walking and Riding along local footpaths and bridleways. Racing at Goodwood, Fontwell, Brighton, Plumpton & Lingfield. Equestrian events at Hickstead, Pyecombe, Henfield and Pulborough. Golf at Horsham, Mannings Heath, Albourne, Worthing & Pulborough. Sailing at Chichester, Shoreham-by-Sea & Brighton Marina. Theatre & Cinemas at Horsham, Guildford, Crawley, Brighton & Chichester.

Information

Property Reference: HJB03085

Photos & particulars prepared September 2025 (Ref RBA).

Services: Mains services of water and electricity. Oil fired central heating. Private modern drainage system.

Title: Freehold title number WSX211636

Local Authority: Horsham District Council. **Council Tax Band:** 'G'





Directions

what3words///noisy.booklets.gushes

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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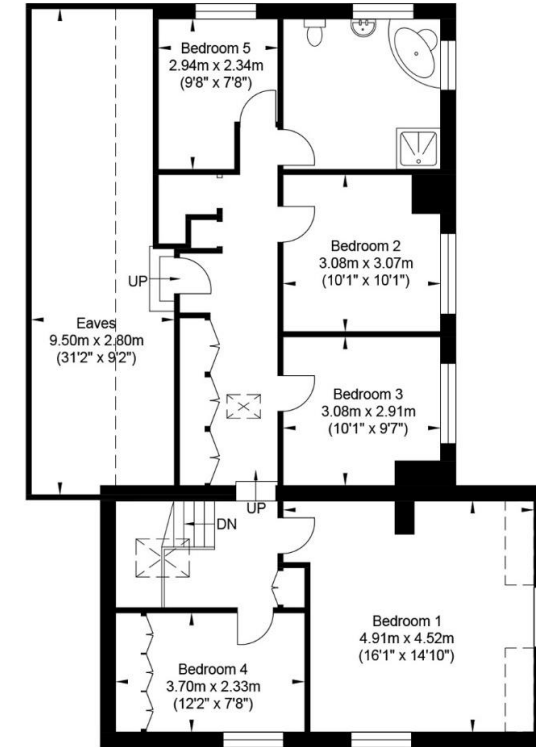
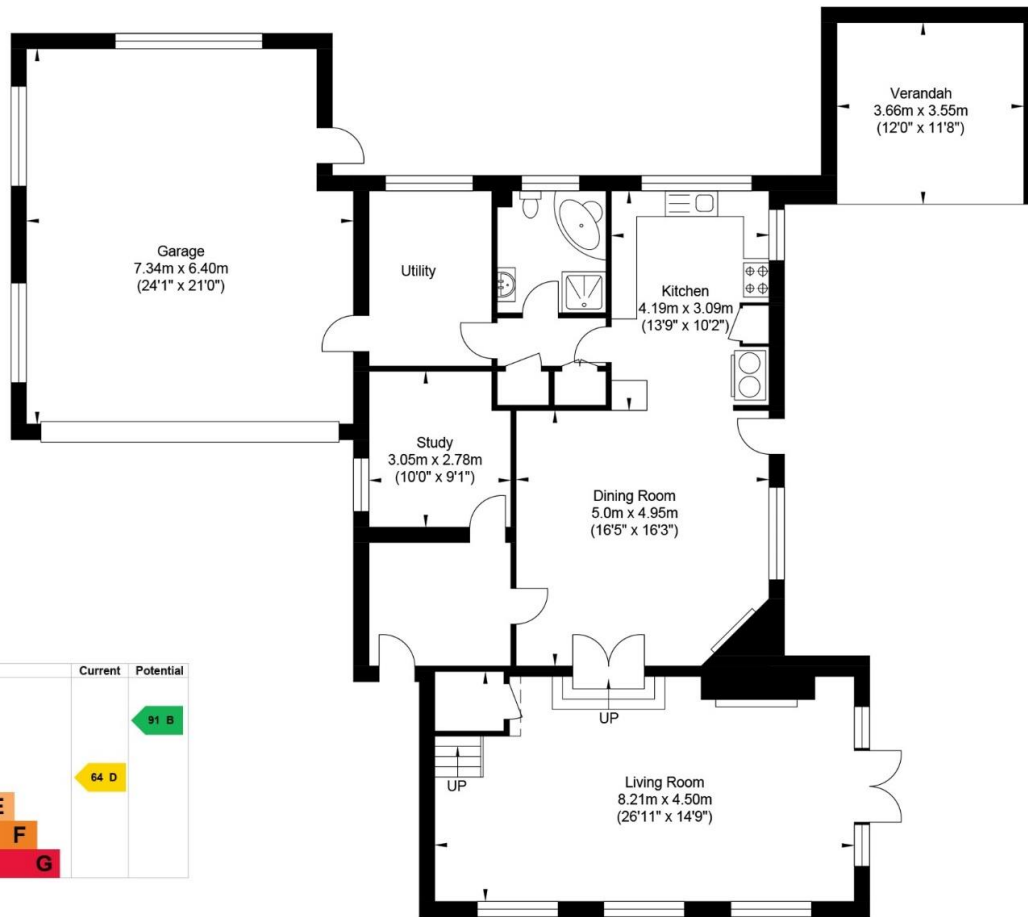


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Prings Lane



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



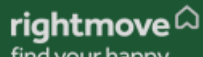
Ground Floor
Approximate Floor Area
1840.95 sq ft
(171.03 sq m)

First Floor
Approximate Floor Area
1213.0 sq ft
(112.66 sq m)

Approximate Gross Internal Area (Including Garage, Eaves & Verandah) = 283.72 sq m / 3053.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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