



2 The Gables | Bolney Road | Cowfold | West Sussex | RH13 8AA

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £360,000 | Freehold



- Victorian two bedroom double fronted cottage.
- EPC: F COUNCIL TAX: D
- Two good sized reception rooms with fireplaces, extended kitchen
- Modern period style first floor bathroom with separate shower
- Oil fine central heating with newly installed Worcester boiler
- Pretty south facing rear garden with off-road parking
- Double glazed sash windows, pine internal doors

Description

A charming Victorian double-fronted terraced cottage, believed to have been built in 1882, beautifully combines period character with modern comfort. The property has been thoughtfully improved in recent years, including full redecoration and the installation of a new oil-fired central heating boiler. Offering generous ground floor accommodation, the cottage features two welcoming reception rooms with fireplaces - the dining room having a woodburner - and an extended kitchen/breakfast room, perfect for modern family living. Upstairs, there are two well-proportioned double bedrooms and a stylish period-inspired bathroom complete with a roll-top bath and separate shower cubicle. Further benefits include double-glazed sash windows, a pretty south-facing rear garden, and convenient off-road parking to the rear. There are many period features including some picture rails and decorative cornices, along with pine doors. Ideally located opposite the village recreation ground, the property is within easy walking distance of the village church, St Peter's Primary School, and the local Co-op store, making it a delightful home in a sought-after village setting.

A composite front door leads to the entrance hall with timber flooring and stairs with runner to the first floor. The elegant sitting room has a picture rail and a fireplace with wood burner and slate hearth. A bay window with double glazed sash windows overlooks the front of the property, towards the recreation ground. The dining room has a picture rail, stained timber floor and a bay window, plus an open fireplace with storage cupboard fitted in the chimney breast recess. The extended kitchen is fitted in a range of white painted fronted units with wood effect work surfaces and upstands, with deep glazed sink. Walk-in understairs pantry, terracotta tiled floor. Hotpoint oven, space for automatic washing machine and dishwasher. This room leads to a dining/family area with skylights and double glazed doors to the rear patio. On the first floor are two double bedrooms,

both with sash double glazed windows with views towards the recreation ground. There is a former fireplace and two double cupboards fitted in the chimney breast recess, plus a dado rail in the principle bedroom. The second double bedroom has a built-in wardrobe cupboard and a further low cupboard with shelving over. The bathroom is fitted in a modern period style suite with a roll top bath on ball and claw feet with hand shower attachment. Pedestal wash hand basin and low-level WC. Shower cubicle with deluge head shower and further hand shower. Part subway tiled walls, vinyl flooring, double glazed obscured sash window, built-in linen cupboard. and two period style radiator/towel rails. Outside is a pretty south facing garden with a paved patio with hot and cold outside taps, floodlight and outside power. Shaped area of artificial lawn with timber garden shed to the left with power (not tested) and an external Worcester oil boiler. A gated access leads to the parking space that is accessed led via the lane to the rear. Oil tank.

Location

The cottage is situated near the centre of Cowfold village within walking distance of the local convenience store, church, Post Office and Village Hall as well as the playing fields opposite. St. Peters Primary School is close-by, whilst a more extensive range of shops, trades and facilities as well as main line railway stations (London Victoria approximately 55 minutes) can be found at Horsham which is approximately 7 miles to the North. Haywards Heath, which offers a similar range of facilities as well as a main line railway station is about nine miles to the East.







Information

Property Reference: HJB03270

Photos & particulars prepared: November 2025 (Robert Turner MNAEA)

Services: Oil fired central heating. Mains electricity, water & drainage.

Local Authority: Horsham District Council Council Tax Band: 'D'

Directions

From Cowfold village centre proceed East along the A272 where the property will be found after a short distance on the right hand side, opposite the playing fields. What Three Words: <https://w3w.co/recitals.unsigned.tenure>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

01273 495392 | www.hjburt.co.uk | henfield@hjburt.co.uk



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Bolney Road



Approximate Gross Internal Area = 87.1 sq m / 937.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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