



Lime Kiln Road, Mannings Heath, West Sussex, RH13 6JH



woodlands



With the potential to be sold with no onward chain, this substantial detached, south facing, 5 bedroom property is set in wrap around gardens and grounds with off road parking for several vehicles and a double garage. Located in a quiet sought after area just a short drive from the market town of Horsham, which offers comprehensive amenities and a main line station with services to London, Gatwick and Brighton.

Overview:

This beautiful home has been extensively and tastefully improved to a high standard in recent months and boasts a stunning open plan kitchen dining room with French doors to the garden and with an added feature of a walk in Pantry. The kitchen features modern units, quartz worktops, integrated double oven, hob, dishwasher, drinking water filter and water softener system. Beyond the kitchen is a spacious recently refitted utility room with space for freestanding white goods, and an external door leading out to an enclosed front courtyard with covered access to the attached double garage.

The improvements also include redecoration and new flooring to the entrance hall, main hall, kitchen and utility room. There is also a spacious principal suite complete with a high end luxury bathroom consisting of bath, twin sinks and walk in shower.

Layout :

A spacious entrance hall leads to the kitchen dining room and the reception rooms which overlook and have access to the rear private south facing garden and are full of natural light. There is also a study and the benefit of a ground floor W.C and shower room. From the inner hall an attractive light oak turned staircase leads up to a galleried first floor landing leading to the principal bedroom suite, four further bedrooms all with fitted wardrobes, and a family bathroom. Once again due to the majority of the first floor facing south there is a light bright airy feel. The principal suite has a beamed, vaulted ceiling with 2 large fitted double wardrobes and a stunning en-suite bathroom featuring a walk-in double shower, freestanding bathtub and accent lighting underneath twin sinks.

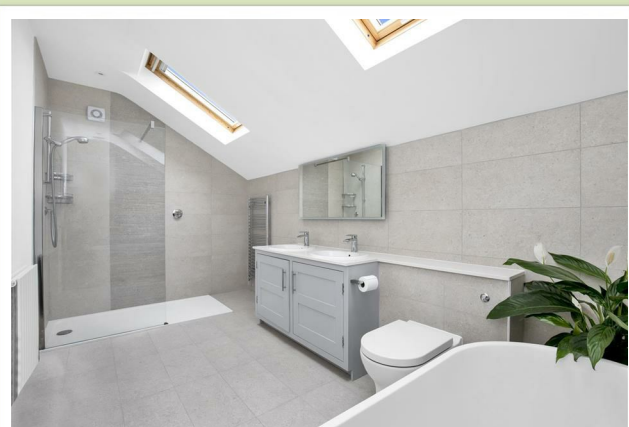
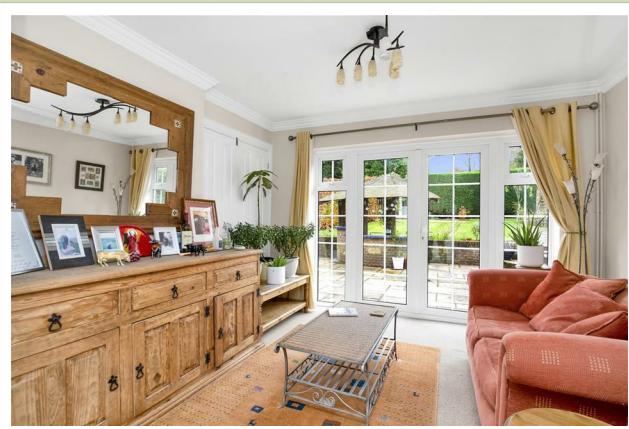
There is also plenty of room to extend to the side of the house, which leads to the south-facing garden that includes an entertaining space, with a brick barbecue with tiled roof perfect for a family and friends to enjoy all year around, a workshop, attractive summer house (with electrical power), potting shed and model railway/rockery area with water features.

Situation:

Mannings Heath being on the edge of the Area of Outstanding Natural Beauty, is just a few minutes drive from Horsham, with all the benefits of the market town close at hand such as excellent amenities, independent shops, major high street retailers such as John Lewis and a vast array of bars and restaurants. Closer to home there are stunning local walks, a Championship Golf course with a wine estate and Micro breweries.

Set on a quite 'no through' road in an attractive residential area, the property is well set back within its plot with an attractive mature front garden giving a sense of space and the extensive driveway can accommodate several vehicles for family and those visiting.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

OFFICE 13'0" x 5'08" (3.96m x 1.73m)

HALL

LIVING ROOM 22'07" x 11'11" (6.88m x 3.63m)

SNUG 11'03" x 9'08" (3.43m x 2.95m)

KITCHEN/DINER 25'02" x 10'0" (7.67m x 3.05m)

PANTRY

UTILITY ROOM 10'02" x 8'11" (3.10m x 2.72m)

SHOWER ROOM 8'02" x 6'0" (2.49m x 1.83m)

FIRST FLOOR

LANDING

BEDROOM 14'05" x 14'05" (4.39m x 4.39m)

EN-SUITE BATHROOM 14'05" x 7'05" (4.39m x 2.26m)

BEDROOM 13'04" x 9'11" (4.06m x 3.02m)

BEDROOM 10'0" x 9'11" (3.05m x 3.02m)

BEDROOM 10'05" x 8'08" (3.18m x 2.64m)

BEDROOM 9'11" x 8'0" (3.02m x 2.44m)

FAMILY BATHROOM 10'0" x 7'05" (3.05m x 2.26m)

OUTSIDE

FRONT GARDEN

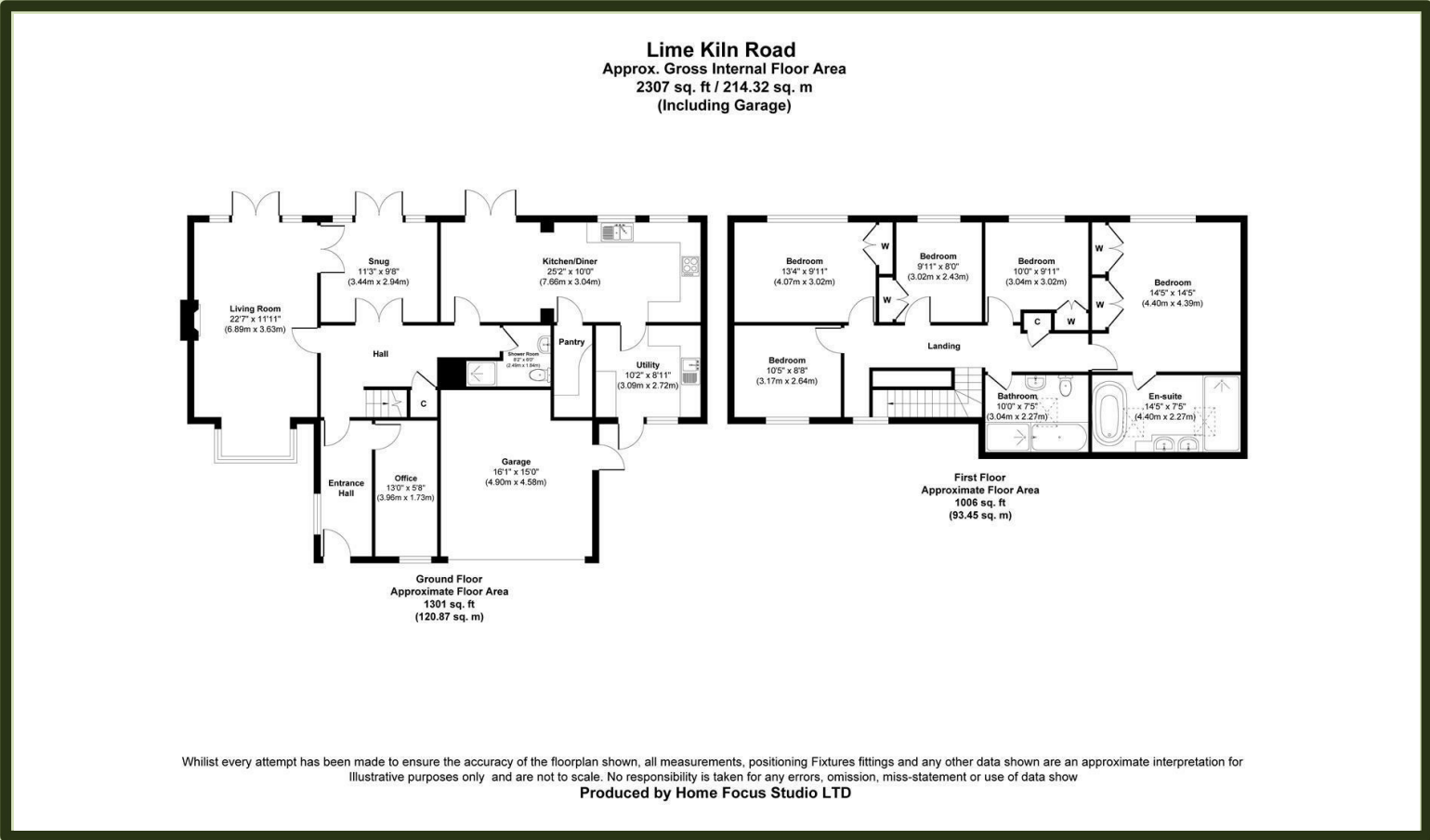
OFF ROAD DRIVEWAY PARKING

DOUBLE INTEGRAL GARAGE 16'01" x 15'0" (4.90m x 4.57m)

SOUTH FACING REAR GARDEN



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DIRECTIONS: From Horsham proceed in an Easterly direction along the Brighton Road (A281). Proceed into the village of Mannings Heath passing the Public House on the left hand side. Take the next turning on the left into Church Road. Take the second turning on the right into Woodlands Walk and then first left into Lime Kiln Road.

COUNCIL TAX: Band G.

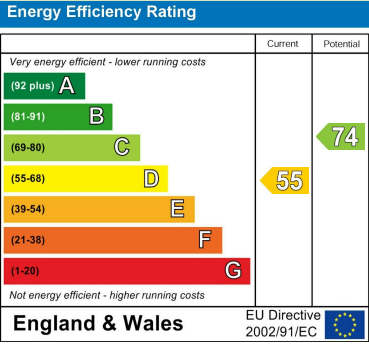
EPC Rating: D.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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MISREPRESENTATION ACT

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The mention of any appliances and/or services, does not imply they are in full and efficient working order.