



5 Holly Farm Close, Mannings Heath, West Sussex, RH13 6GP

Guide Price **£1,250,000 – £1,300,000**

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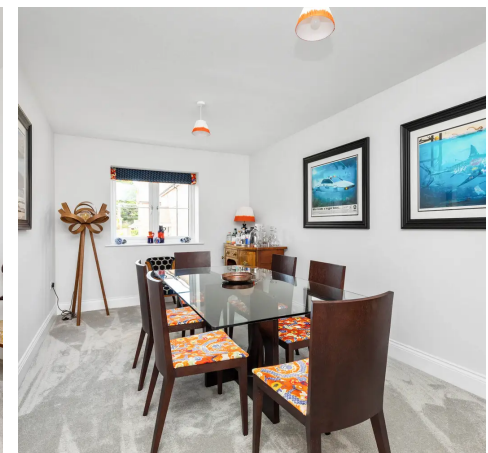
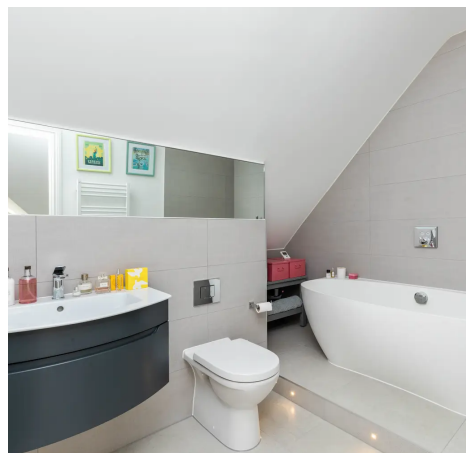
In brief...

- 4 double bedrooms
- 2 reception rooms
- Detached house of 2697 sq ft
- High specification and skilfully designed
- Driveway for 3 vehicles and 18'4 x 10'9 garage
- Built in 2022 by Greenplan Homes
- 4 bath/shower rooms (2 en suites)
- Superb outlook over adjoining paddock
- Fantastic kitchen/family/breakfast room
- Private south facing corner plot garden

A skilfully designed and high specification 4 double bedroom, 2 reception room, 4 bath/shower room detached house of 2697 sq ft, built in 2022 by Greenplan Homes with superb 29' x 15'5 kitchen/family/breakfast room, outstanding outlook over adjoining paddock, driveway for 3 vehicles, garage and private south facing corner plot garden.

Council Tax band: G

EPC Energy Efficiency Rating: B





In more detail...

The accommodation comprises: spacious entrance hallway with storage, shower room, utility room with access into the integral garage, formal dining room/bedroom and great sized sitting room with wood burner and bi-fold doors onto the garden. The bay fronted kitchen/family/breakfast room is fitted with an attractive range of units, Quartz work surfaces, breakfast bar that seats 4 and integrated appliances that include: 2 fold away Neff ovens, induction hob, intelligent extraction unit, dishwasher, wine fridge, fridge, freezer, Quooker boiling tap and bi-fold doors onto the paved entertaining area. On the first floor there are 2 storage cupboards. The master bedroom boasts a fantastic outlook, and is equipped with dressing area, 2 sets of fitted wardrobes and en suite shower room. The double sized guest bedroom is fitted with a selection of wardrobes and en suite shower room. There are 2 further well proportioned bedrooms with fitted storage and a beautifully designed family bathroom with mood lighting.

Benefits include remainder of new build guarantee, air source heat pump, underfloor heating to ground and first floor, megaflo water system, double glazed windows, Full fibre Wi-Fi & boosters, Amtico flooring and hand-made shutters.



Moving outside...

A driveway provides parking for 3 vehicles, leading to the 18'4 x 10'9 integral garage with power and remote controlled shutter door. There is an opportunity to create further parking or a larger garage, if required.

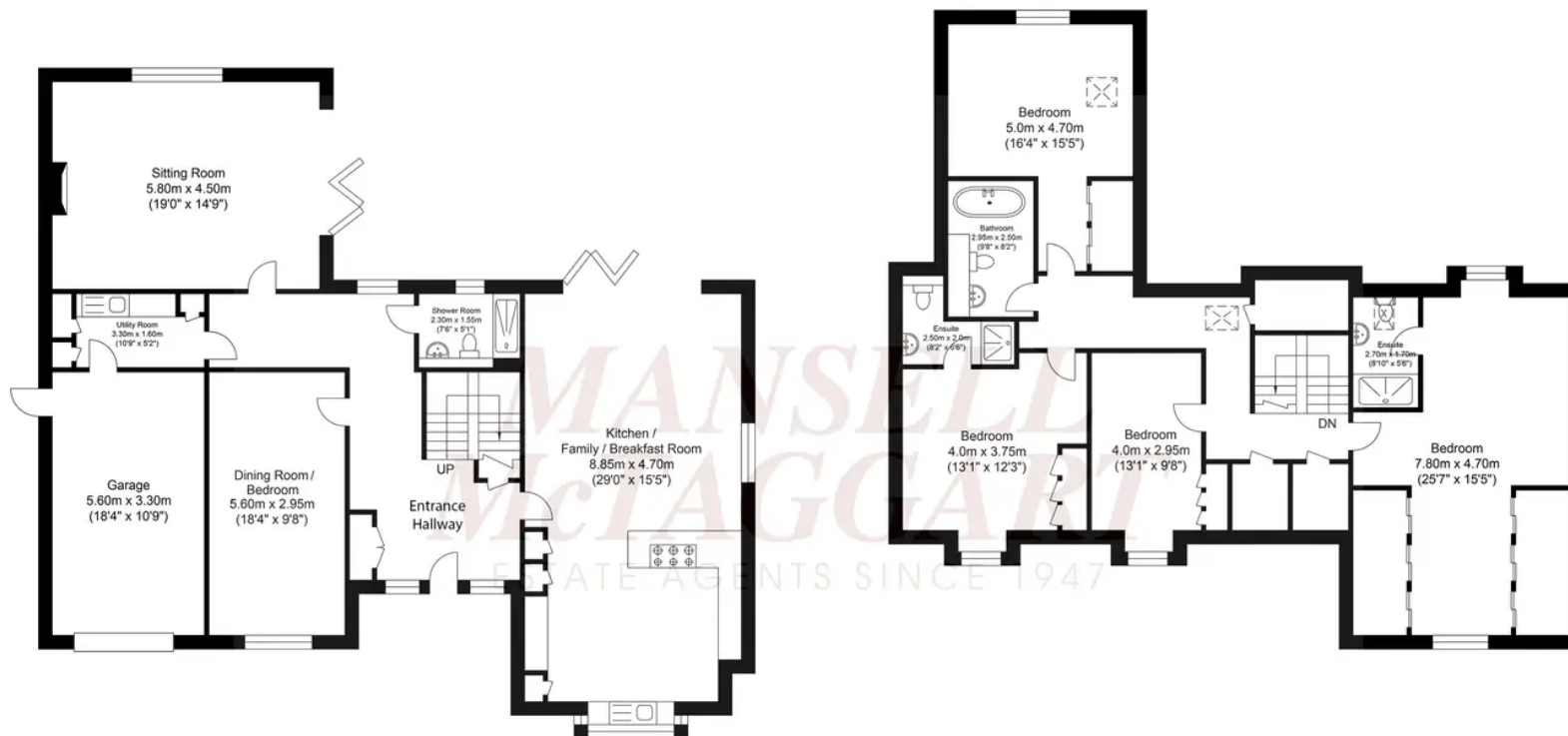
The 88' x 65' south facing corner plot garden is a particular feature of the property, offering an excellent degree of privacy and a rather special outlook of the adjoining paddock. The garden is predominantly lawned with substantial Sandstone patio and pathway, 2 power sockets are ideally placed for washing the car and a hot tub.





The location...

Mannings Heath is a pretty village just two miles south-east from the town of Horsham and is home to an award-winning Golf & Wine Estate, set among acres of beautiful English countryside. Fine wines and dining are on offer inside the golf club at the Vineyard Kitchen. Close by, the exclusive South Lodge Hotel & Spa is a spectacular venue for alfresco afternoon tea with breath-taking views or dinner at a selection of outstanding restaurants. Nearby Lower Beeding is home to the magnificent Leonardslee Gardens, a 240-acre estate featuring outstanding scenery for the perfect day out, farm shop, afternoon tea, café, hotel and quality dining at the Michelin Star 'Interlude' restaurant. Leonardslee also holds wonderful public events throughout the year and Christmas is quite spectacular with illuminated and enchanted themed evenings. The village of Mannings Heath centres around its village hall and green, with its own cricket club, a choice of two golf courses and driving range within reach and is serviced by a local Post Office and Texaco service station. Hillier Garden Centre is nearby with its convenient farm shop selling locally sourced produce, whilst supermarkets and wider shopping is within easy access in Horsham. Stunning country walks and fishing at Hammer Ponds are nearby, blessed with an abundance of water and wildlife. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable bars, restaurants and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.



Ground Floor
 Approximate Floor Area
 1510.50 sq ft
 (140.33 sq m)

First Floor
 Approximate Floor Area
 1186.93 sq ft
 (110.27 sq m)

Approximate Gross Internal Area (Including Garage) = 250.60 sq m / 2697.43 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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