



3 Woodfield Terrace, Henfield Road, Cowfold, RH13 8DR

Offers Over £350,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

In brief...

- 3 bedrooms
- Immaculately presented mid terraced home
- Built in 1931
- Private garden
- Seller in residence for over 20 years
- Stunning shower room with under floor heating
- Studio with power
- Close to transport links, walks, schools and shopping facilities

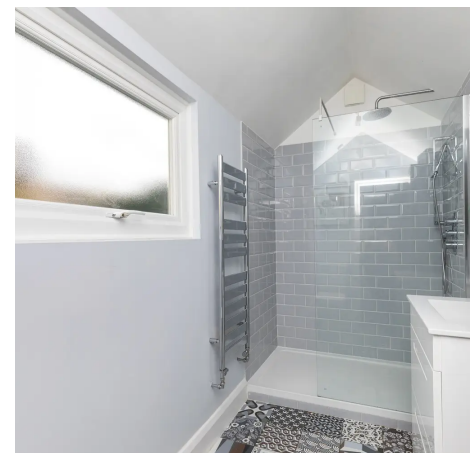
An immaculately presented 3 bedroom mid terraced house, built in 1931 with 90' X 14' private garden and studio with power. The property is situated in this ever so popular village, within easy reach of beautiful country walks, excellent schools and major transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





In more detail...

An immaculately presented 3 bedroom mid terraced house, built in 1931 with 90' X 14' private garden and studio with power. The property is situated in this ever so popular village, within easy reach of beautiful country walks, excellent schools and major transport links.

The accommodation comprises: sitting room with fireplace and kitchen/dining room fitted with an attractive range of units and Oak work surfaces. Off the kitchen/dining room there is access into the useful utility room and stunning shower room with under floor heating. Upstairs there is a master bedroom with fitted wardrobes and 2 further bedrooms.

Benefits include double glazed windows and oil fired central heating to radiators (newly installed boiler to rear of the property).

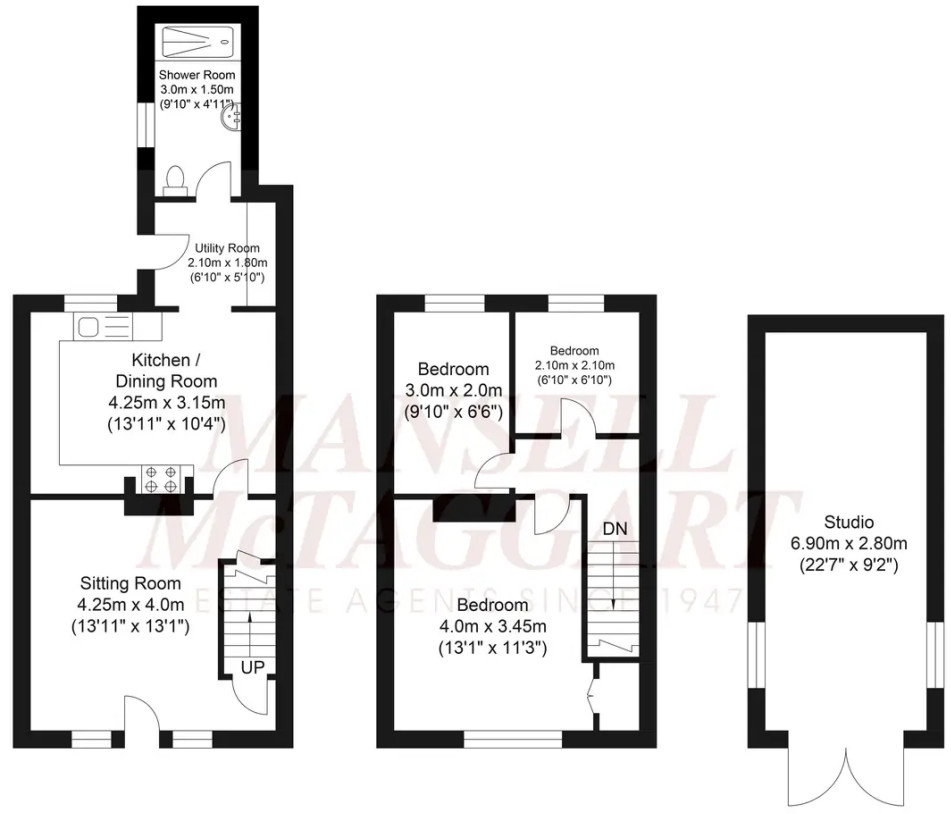
There is an opportunity to create a driveway, similar to neighbouring properties. The current owners currently rent 2 parking spaces from Fowlers for £50 per month. The 90' X 14' rear garden offers an excellent degree of privacy with raised vegetable plots, slate patio, studio with power and rear access.

The location...

Cowfold is a delightful village to the south of Horsham. Centred around the historic Anglican church of St. Peters and village hall, a highly regarded primary school, convenient Co-Op store, beauty salon, hairdressers/barbers, florist and Indian restaurant, cafes, everyday needs are well catered for. A highly regarded and reviewed farm shop, 'Jeremy's Two' is at hand for quality produce. The recreational grounds and play areas offer families a local space for leisure and hold public events throughout the year. Beautiful country walks are on your doorstep. 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. The local public house provides fine food and ambience.

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 restaurants, bars and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, 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. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. For family fun, 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
424.63 sq ft
(39.45 sq m)

First Floor
Approximate Floor Area
331.63 sq ft
(30.81 sq m)

Outbuilding
Approximate Floor Area
207.95 sq ft
(19.32 sq m)

Approximate Gross Internal Area (Excluding Garage) = 70.26 sq m / 756.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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