



**34 Thornden, Cowfold, West Sussex, RH13 8AF**

**Guide Price £580,000 - £610,000**

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McTAGGART**  
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## In brief...

- 4 double sized bedrooms
- Detached chalet bungalow
- Built in the 1960s
- Driveway for 5/6 vehicles and garage with power
- Master bedroom with en suite
- Flexible and well presented accommodation
- Private corner plot garden
- Close to schools, transport links, country walks and shops
- Vendor suited
- Modern kitchen/dining room

A well presented and flexible 4 double bedroom detached chalet bungalow, built in the 1960s with driveway for 5/6 vehicles, garage and private corner plot garden.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





## In more detail...

A well presented and flexible 4 double bedroom detached chalet bungalow, built in the 1960s with driveway for 5/6 vehicles, garage and private corner plot garden. The property is situated in this highly regarded village, close to excellent schools, major transport links, shops and beautiful country walks.

The accommodation comprises: good sized entrance hallway, sitting/family room with fireplace and kitchen/dining room fitted with an attractive range of units, integrated appliances and double doors onto the garden. From the hallway there are 2 double bedrooms (one with fitted wardrobes) and beautifully re-modelled shower room. Upstairs there is a master bedroom with fitted wardrobe and en suite shower room. There is a further double sized guest bedroom again with ample fitted storage.

Benefits include double glazed windows, Italian Marble tiles, Karndean flooring and LPG gas fired central heating to radiators (combination boiler located in the kitchen/dining room).

A newly laid driveway provides parking for 5/6 vehicles, leading to the 18'1 x 9' garage with power. The 71' x 39' corner plot garden offers an excellent degree of privacy and is predominantly lawned with borders and paved patio.



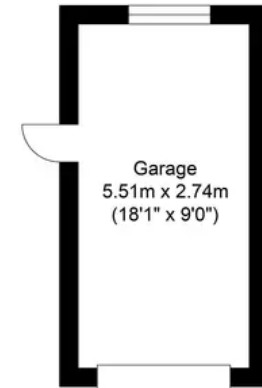
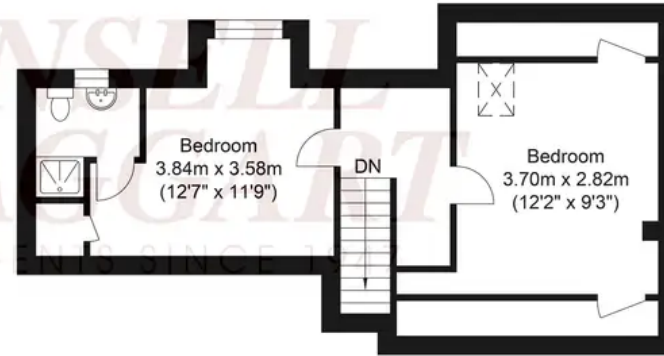
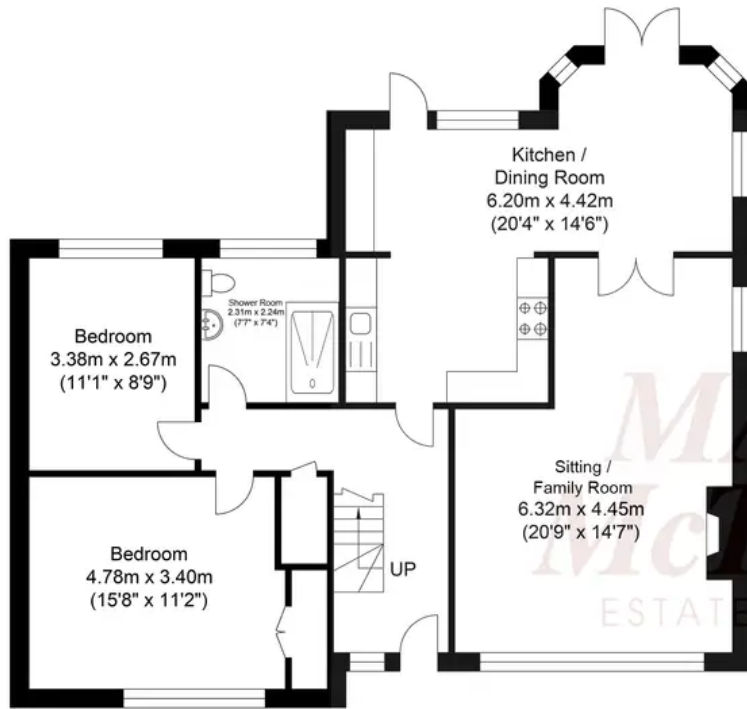
## The location...

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  
963.69 sq ft  
(89.53 sq m)

First Floor  
Approximate Floor Area  
336.58 sq ft  
(31.27 sq m)

Garage  
Approximate Floor Area  
162.53 sq ft  
(15.10 sq m)



Approximate Gross Internal Area (Excluding Garage) = 120.80 sq m / 1300.28 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

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