



1 Jordan Cottages, Church Road, Mannings Heath, RH13 6JE

Guide Price £575,000 - £600,000

**MANSELL
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In brief...

- 3 double sized bedrooms
- 3 storey end of terrace house
- Enlarged and greatly improved
- Private west facing garden
- Master bedroom suite
- Built in 1908 by sellers great grandfather
- First time to market since built
- Popular and conveniently located village
- 19'3" X 14'3" studio with power

A greatly improved and beautifully presented 3 double bedroom, 3 storey end of terrace house, built in 1908 with impressive master bedroom suite, stunning 143' X 39' west facing garden and 19'3" X 14'3" studio with power.

Council Tax band: D

Tenure: Freehold

EPC Rating: TBC





In more detail...

A greatly improved and beautifully presented 3 double bedroom, 3 storey end of terrace house, built in 1908 with impressive master bedroom suite, stunning 143' X 39' west facing garden and 19'3" X 14'3" studio with power. The property is situated in this ever so popular village, close to major transport links, country walks, excellent schools and Horsham town centre.

The accommodation comprises: entrance hallway, bay fronted sitting room with fireplace and fantastic kitchen/dining room fitted with an attractive range of units, larder and double doors onto the garden. On the first floor there are 2 well proportioned double bedrooms and modernised bathroom with underfloor heating. On the second floor there is a superb master bedroom with Juliet balcony enjoying a fine westerly outlook and en suite shower room.

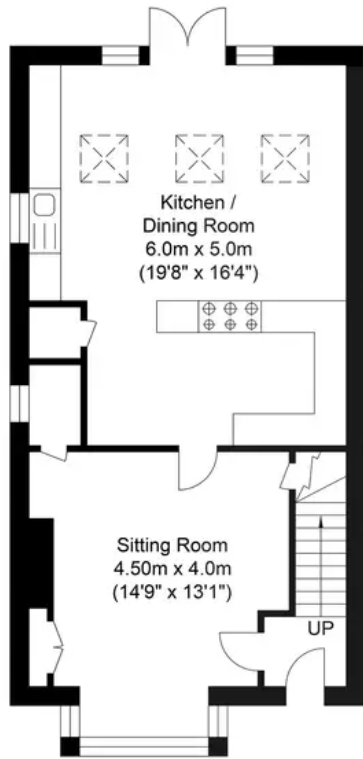
The 143' X 39' west facing garden is a particular feature of the property and offers an excellent degree of privacy. The garden is predominantly lawned with well established flower and shrub borders and good sized paved patio. A 19'3" X 14'3" timber framed and insulated summerhouse/studio with power is ideal as an office, hobbies room or gym.

The location...

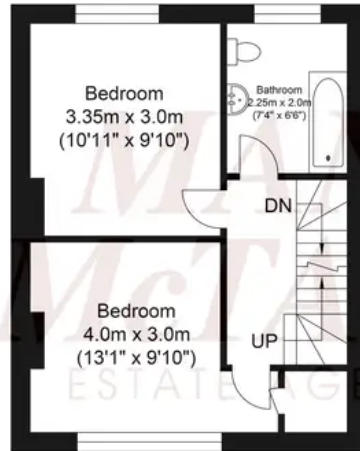
Mannings Heath is a pretty village just two miles south-east from the town of Horsham and is home to an award-winning Golf & Wine Estate, set among acres of beautiful English countryside. Fine wines and dining are on offer inside the golf club at the Vineyard Kitchen. Close by, the exclusive South Lodge Hotel & Spa is a spectacular venue for alfresco afternoon tea with breath-taking views or dinner at a selection of outstanding restaurants. There are bus services to schooling in nearby Horsham and St. Andrew's Church of England school in Nuthurst is within a stones throw. Nearby Lower Beeding is home to Kissingate Brewery, Comptons Tennis Club and 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.

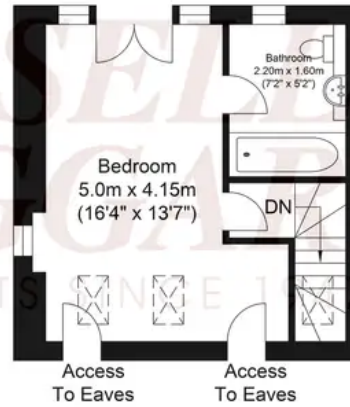




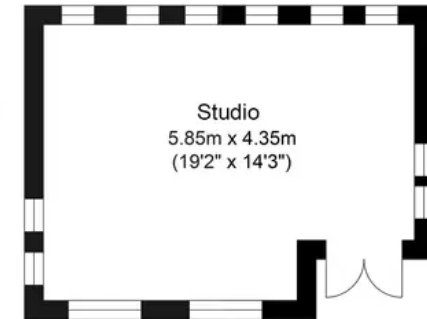
Ground Floor
Approximate Floor Area
544.97 sq ft
(50.63 sq m)



First Floor
Approximate Floor Area
347.13 sq ft
(32.25 sq m)



Second Floor
Approximate Floor Area
265.76 sq ft
(24.69 sq m)



Outbuilding
Approximate Floor Area
254.99 sq ft
(23.69 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 107.57 sq m / 1157.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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