



18 Ryecroft Meadow, Mannings Heath, West Sussex, RH13 6JN

Guide Price £550,000 - £575,000

**MANSELL
McTAGGART**
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In brief...

- 3 well proportioned bedrooms
- Detached bungalow
- Skilfully enlarged and greatly improved
- Driveway for 3 vehicles and garage
- Private corner plot garden
- Superb vaulted kitchen/dining room
- No onward chain
- Peaceful and convenient location
- Close to schools, transport links and country walks

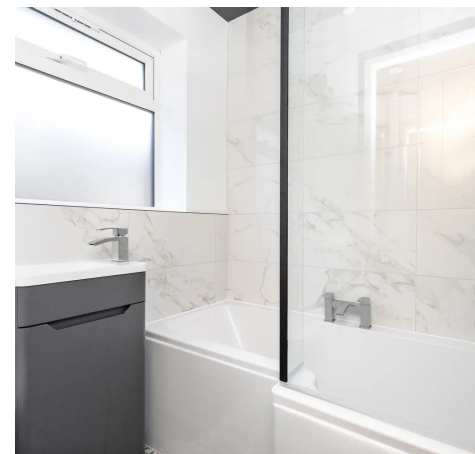
A greatly improved and skilfully enlarged 3 bedroom detached bungalow, built in 1966 with fantastic vaulted kitchen/dining room, driveway for 2 vehicles, garage with power and private garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





In more detail...

A greatly improved and skilfully enlarged 3 bedroom detached bungalow, built in 1966 with fantastic vaulted kitchen/dining room, driveway for 2 vehicles, garage with power and private garden. The property is situated in a peaceful but convenient position, close to excellent schools, major transport links and beautiful country walks.

The accommodation comprises: entrance hallway with airing and separate cloaks cupboard, re-modelled bathroom with Aqualisa digital shower and 3 well proportioned bedrooms. From the hallway there is access into the sitting room with open fire and fantastic vaulted kitchen/dining room refitted with Shaker-style units, Quartz work surfaces, breakfast bar, integrated appliances and bi-fold doors onto the garden.

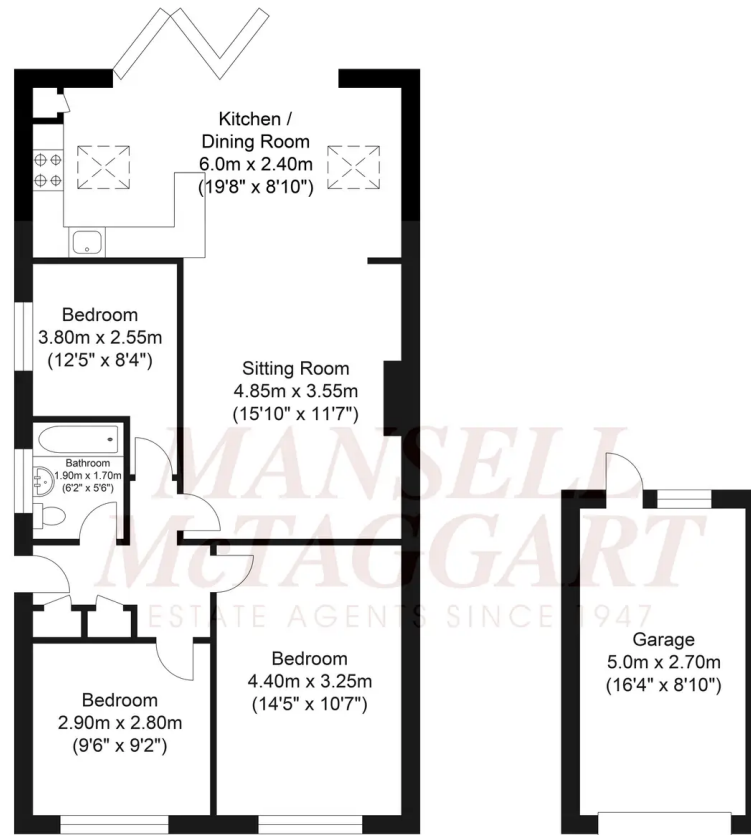
Benefits include new double glazed windows, re-wired, re-plastered, re-decorated, re-carpeted, Karndean flooring and oil fired central heating to radiators (boiler located in the garage).

A brick paved driveway provides parking for 2 vehicles, leading to the garage with remote controlled roller shutter door, power and ample storage. There is a section of front garden which could be converted into additional parking, if required. The 46' x 42' corner plot rear garden is predominantly lawned with well stocked borders, substantial Indian Sandstone patio and path, and side access.

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 Kissinggate 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. 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
 765.31 sq ft
 (71.10 sq m)

Garage
 Approximate Floor Area
 145.31 sq ft
 (13.50 sq m)

Approximate Gross Internal Area (Excluding Garage) = 71.10 sq m / 765.31 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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