



5 Summer Meadow, Henfield Road, Cowfold, RH13 8FY

Guide Price **£550,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 well proportioned bedrooms
- High specification detached house
- Master bedroom with en suite and dressing area
- Superb westerly views
- Low maintenance garden
- Car barn with parking for 2 vehicles
- Small development close to amenities and walks
- Newly installed solar panels
- 122 sq ft studio/office
- Built in 2020

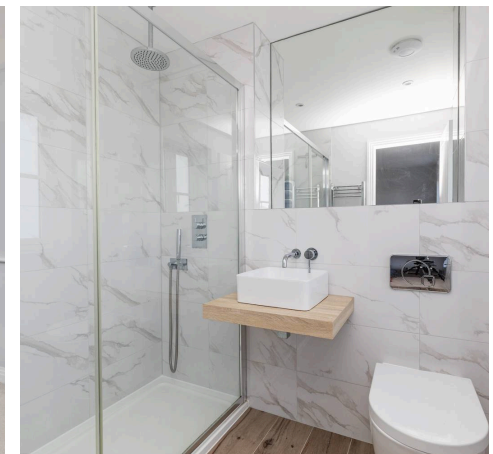
A beautifully presented and high specification 3 bedroom detached house, built in 2020 with some fabulous westerly views over countryside, en suite, car barn, parking for 2, low maintenance garden and studio/office.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A beautifully presented and high specification 3 bedroom detached house, built in 2020 with some fabulous westerly views over countryside, en suite, car barn, parking for 2, low maintenance garden and 122 sq ft studio/office. The property is situated on a select development of homes, within easy reach of excellent schools, major transport links and stunning country walks.

The accommodation comprises: entrance hallway, cloakroom and sitting/dining room with bespoke media wall with inset feature electric fire and storage and bi-fold doors onto the garden. The kitchen is fitted with an attractive range of units, Quartz work surfaces and fully integrated appliances. On the first floor there is a master bedroom with fine far reaching views, dressing area with fitted wardrobes and en suite shower room. There are 2 further well proportioned bedrooms and family bathroom.

Benefits include remainder of new build guarantee, engineered Oak flooring, double glazed windows, under floor heating (boiler located in the kitchen), newly installed solar panels, hand-made shutters and electric car charge point.

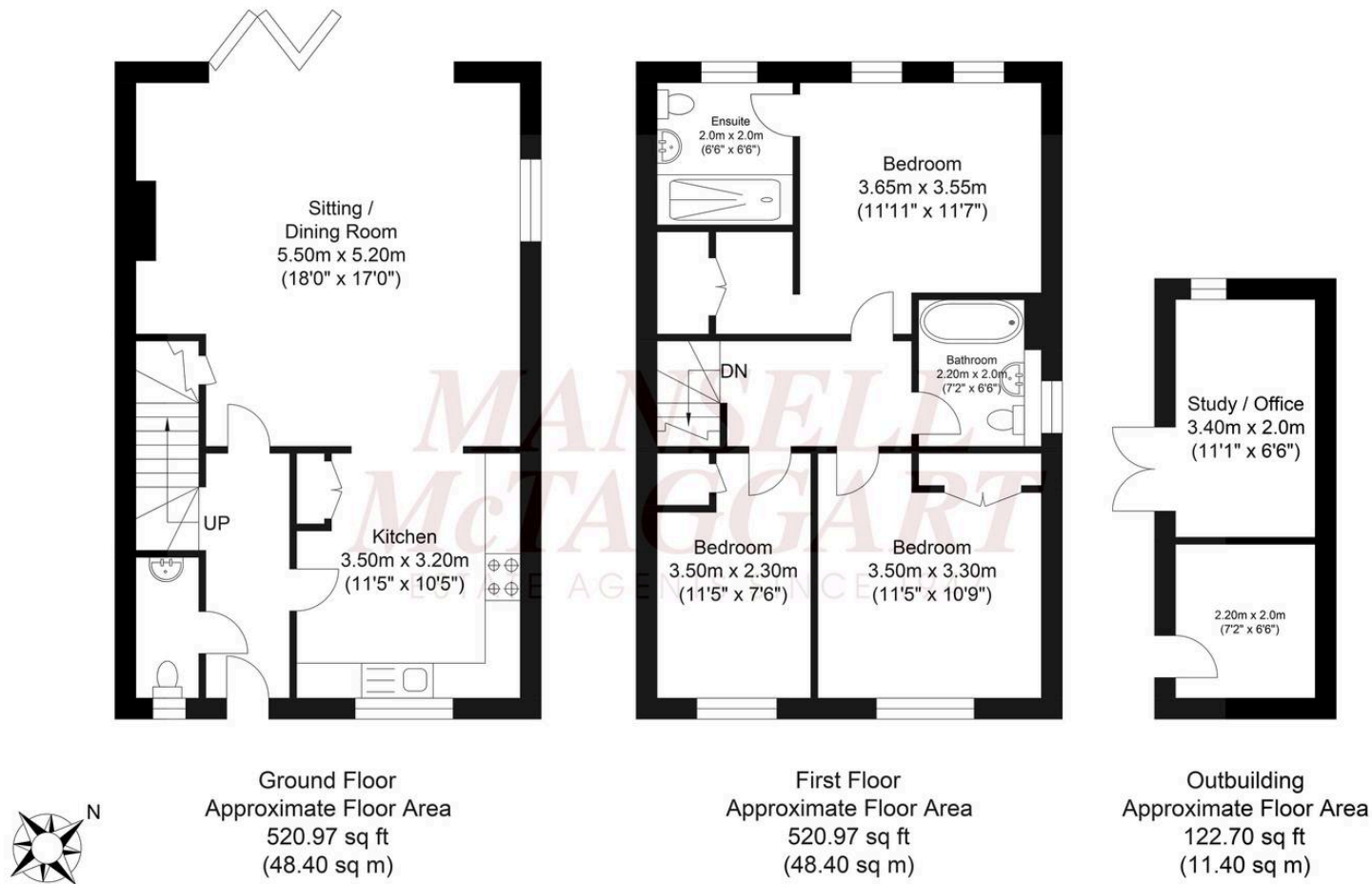
There is parking for 2 vehicles with one being within the car barn. The 46' x 26' rear garden is predominantly laid to an artificial lawn, Sandstone patio and side access. A recently constructed and high quality studio with attached store room and substantial decked seating is ideal for those with hobbies or require an office.

NB. site charge £480 per annum

- 3 well proportioned bedrooms
- High specification detached house
- Master bedroom with en suite and dressing

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.





Approximate Gross Internal Area (Excluding Outbuilding) = 96.80 sq m / 1041.94 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.