



15 Masons Field, Mannings Heath, RH13 6JP

Offers Over **£695,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 good sized bedrooms
- Well located detached house
- Built in 1960
- No onward chain
- Superb 0.37 acre private plot & woodland
- Driveway, car port and garage
- First time to market in 50 years
- Scope to enlarge and improve
- Popular village close to schools, transport links, walks and Horsham

A rarely available 4 bedroom detached house, built in 1960, offering potential to substantially enlarge and improve with driveway for 2 vehicles, car port, garage, 0.37 acre plot and no onward chain.

Council Tax band: F

Tenure: Freehold





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The property is situated in this ever so popular village, close to excellent schools, major transport links, country walks and Horsham town centre. The accommodation comprises: entrance hallway, cloakroom, kitchen fitted with a selection of units and well proportioned sitting/dining room with original parquet flooring and double doors onto the garden. Upstairs there are 4 good sized bedrooms, 3 benefiting from built in storage and family bathroom.

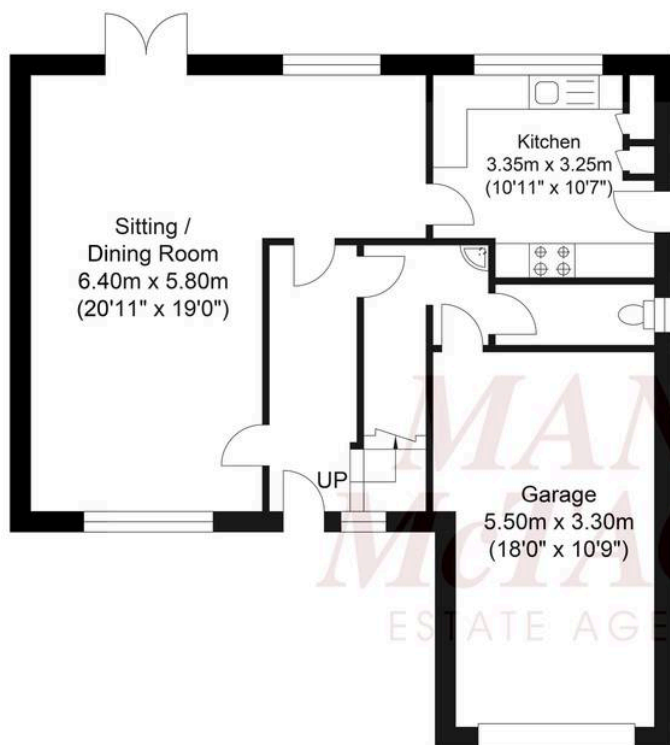
A brick paved driveway provides parking for 2 vehicles, leading to the car port and garage. The 0.37 acre plot is a particular feature of the property and offers an excellent degree of privacy. The 103' wide by 168' deep (maximum measurement) rear garden is predominantly lawned with established borders, paved patio and timber framed shed. To the rear of the boundary is a small area of woodland and access to a stream which is all included within the title.

Mannings Heath is a pretty village south-east from Horsham and is home to an award-winning Golf & Wine Estate. 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.

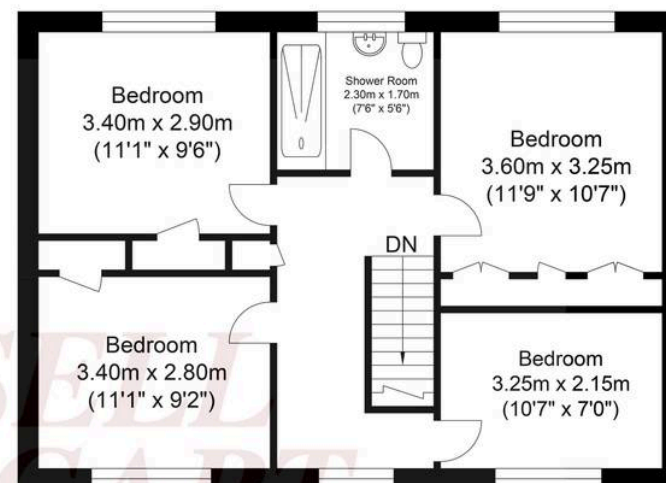
Andrew's Church of England school in Nuthurst is within a stones throw. Nearby Lower Beeding is home to Comptons Tennis Club and the magnificent Leonardslee Gardens, a 240-acre estate featuring outstanding scenery, farm shop, afternoon tea, café, hotel and quality dining at the Michelin Star 'Interlude' 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. 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. Horsham Park has significant attractions with 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.

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- Well located detached house
- Built in 1960





Ground Floor
Approximate Floor Area
729.57 sq ft
(67.78 sq m)



First Floor
Approximate Floor Area
630.33 sq ft
(58.56 sq m)

Approximate Gross Internal Area (Including Garage) = 126.34 sq m / 1359.91 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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