



43 Staples Hill, Partridge Green, RH13 8LF
Guide price £485,000 – £500,000

**MANSELL
McTAGGART**
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- Four good sized-bedrooms
- Two reception rooms
- Detached house
- Built in the 1990s
- No onward chain
- Private, west facing garden
- Master bedroom with en-suite
- First time to market in more than 22 years
- Scope to enlarge and improve
- Select cul-de-sac development close to schools, shops, transport links and walks

A well located 4 bedroom, 2 reception room detached house, built in the 1990s with en suite, driveway for 2 vehicles, garage, west facing garden and no onward chain.

Council Tax band: E

Tenure: Freehold



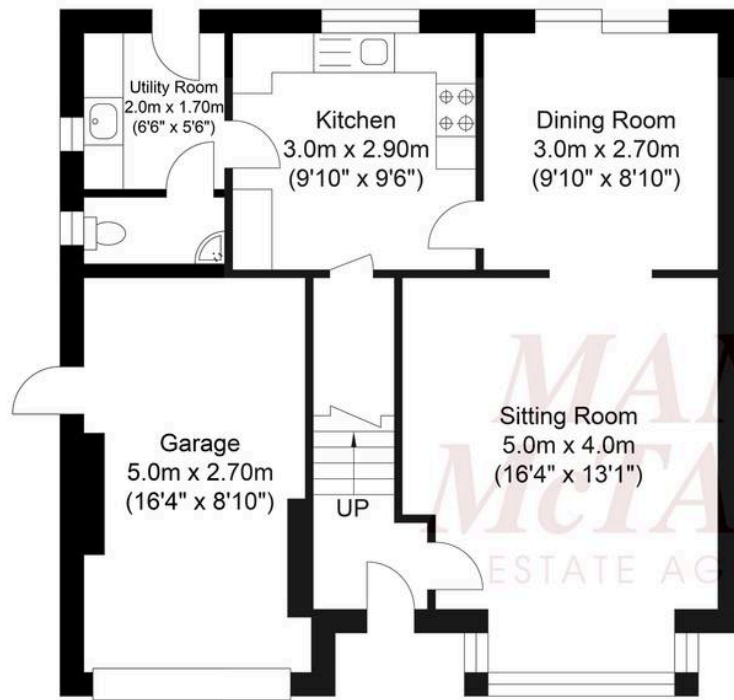


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A well-located four-bedroom detached house with two reception rooms, built in the 1990s with driveway for two vehicles, garage, west-facing garden and no onward chain. The property is situated in a select residential cul-de-sac development, close to excellent schools, major transport links, shops and the 36-mile Downs Link walking path and bridleway. The accommodation comprises: entrance hallway, bay-fronted sitting room with fireplace and dining room with sliding doors on to the garden. The kitchen is fitted with an attractive range of units and leads into a useful utility room with rear access and toilet/cloakroom. There is an opportunity to incorporate the kitchen and dining room, if required. Upstairs there is a master bedroom with ample fitted wardrobes and en-suite shower room. There are three further well-proportioned bedrooms and a family bathroom. Benefits include double-glazed windows and gas-fired central heating to radiators (a recently installed Worcester Bosch boiler is located in the garage). A driveway provides parking for two vehicles, leading to the garage with power, lighting, a side door to the rear garden and an opportunity to convert. The 46ft by 33ft west-facing garden offers an excellent degree of privacy and is predominantly lawned, with mature trees, well-stocked borders and a paved patio with outside tap.

Partridge Green is a popular village situated south of Horsham within easy access of the Downs Link bridleway. Within the village, there is a highly regarded Church of England primary school and the village is in the sought-after catchment area for Steyning Grammar School. Everyday needs are catered for with a host of local shopping, including a Co-op store, Post Office, bakery, hairdresser's, butcher's, fish and chip shop and a small petrol station. Community facilities are well accommodated with a village hall, two branch GP surgeries and a veterinary practice. Partridge Green has its own active football and cricket clubs. Two highly acclaimed public houses provide a warm welcome and delicious dining. The village is home to the flagship ales of the Dark Star Brewery company and Sussex Gold Rapeseed oil - grown, pressed and bottled in Partridge Green. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of the Piries Place shopping area accommodates a contemporary Everyman cinema, reputable bars, restaurants and impressive, high-quality stores. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, delicatessens, bakeries, ample parking 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 including 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
678.44 sq ft
(63.03 sq m)



First Floor
Approximate Floor Area
647.77 sq ft
(60.18 sq m)



Approximate Gross Internal Area (Including Garage) = 123.21 sq m / 1326.22 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

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