



## Quinte Nuthurst Road, Maplehurst – RH13 6RE

Guide Price £1,000,000 – £1,200,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 5/6 good sized bedrooms
- 2/3 reception rooms
- Flexible and spacious detached chalet bungalow
- Built in 1956
- Fantastic 0.58 acre plot with beautiful outlook
- Driveway and detached double car barn
- 3 bath/shower rooms
- Vendor suited
- Semi-rural but conveniently located position
- Previously extended but further opportunity to enlarge and adapt

Guide Price £1,00,000 - £1,200,000 - A versatile and rarely available 5/6 bedroom, 2/3 reception room detached chalet bungalow, built in 1956 with large driveway, double car barn, superb 0.58 private plot and fantastic outlook over fields.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



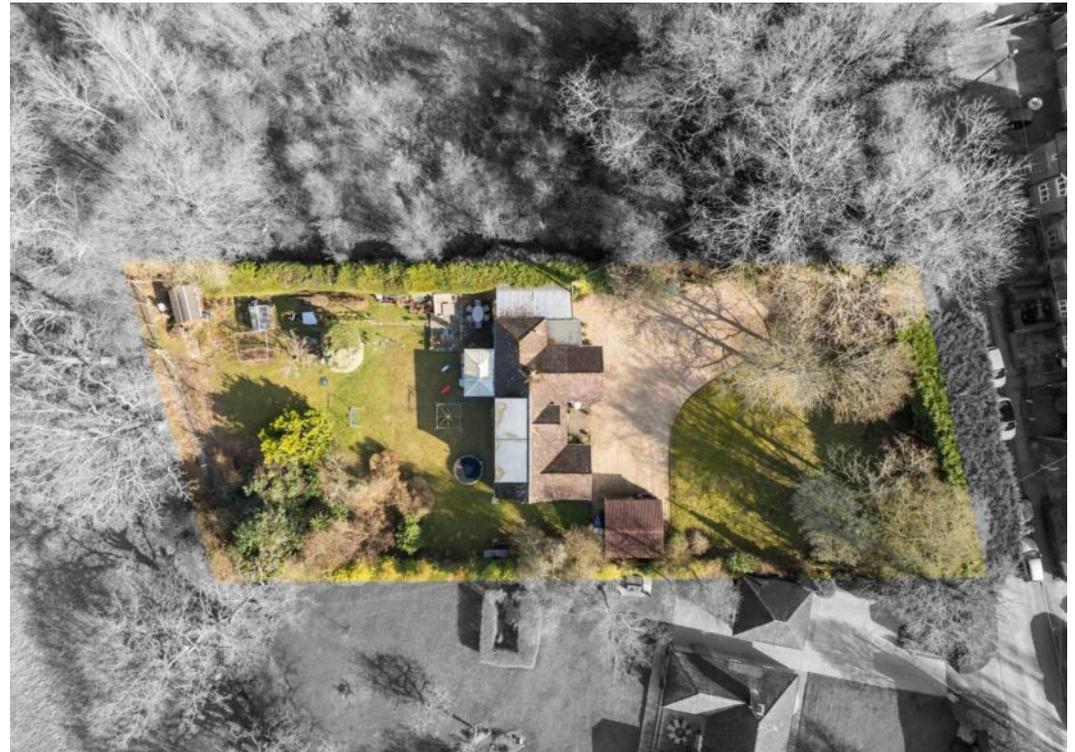


A versatile and rarely available 5/6 bedroom, 2/3 reception room detached chalet bungalow, built in 1956 with large driveway, double car barn and superb 0.58 acre private plot. The property has been significantly enlarged in the 1980s and 1990s and offers further potential to enlarge and manipulate the existing footprint. The accommodation comprises: entrance hallway with storage, sitting room with fireplace, folding doors into the kitchen/dining room which is fitted with an attractive range of Shaker style units, conservatory with insulated roof and useful utility/boot room with side access. From the hallway there is access into the master bedroom with fitted wardrobes and en suite bathroom with under floor heating. There is also a double sized bedroom, family/double bedroom and bath/shower room which makes up the ground floor. Upstairs there are 3 bedrooms (2 doubles and 1 single) and bathroom. Off one of the double bedrooms there is hanging space, airing cupboard and loft storage.

Benefits include double glazed windows, Oak flooring and oil fired central heating to radiators (boiler located in the utility/boot room).

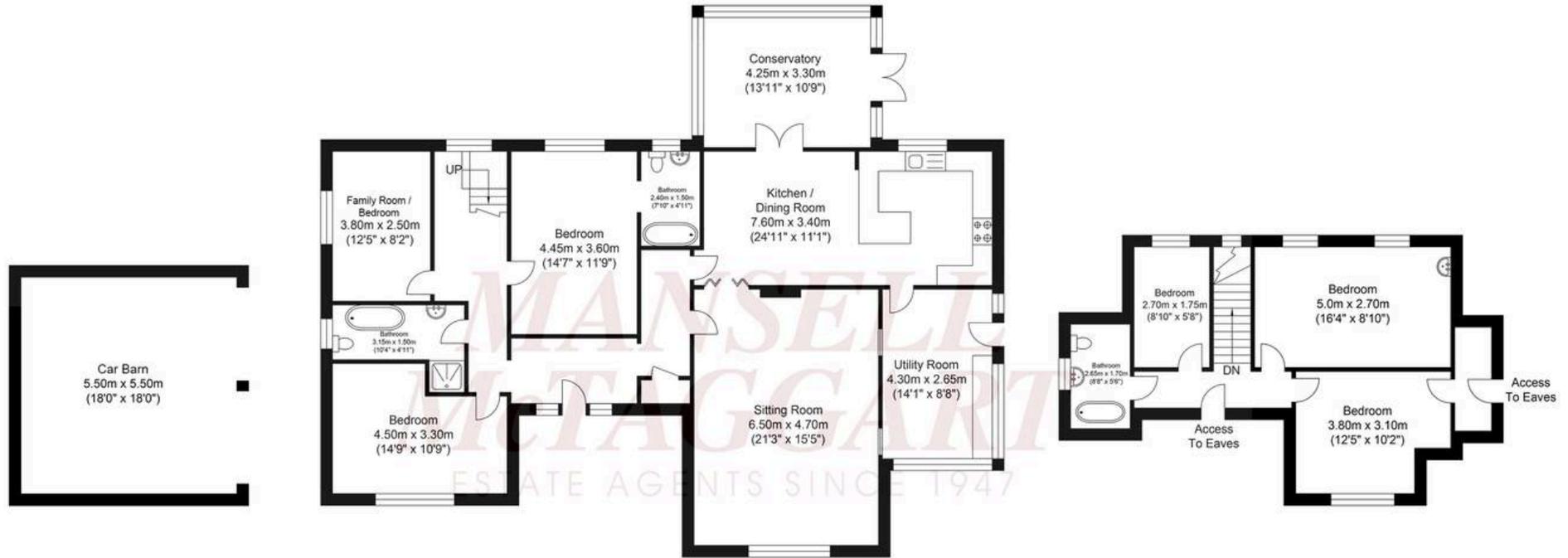
A large driveway provides ample parking for multiple vehicles, leading to the detached open car barn with power supply. The remainder of the frontage is lawned with established borders (108' x 98' total frontage - maximum measurement). The 0.58 acre plot is a particular feature of the property, offering an excellent degree of privacy and enjoys a stunning outlook over adjoining fields. The 139' x 102' (maximum measurement) rear garden is predominantly lawned with substantial paved patio and covered area which is ideal to dry clothing or for added storage. Toward the end of the plot there is a greenhouse, timber framed shed and some fine views over adjoining fields.

- 5/6 good sized bedrooms
- 2/3 reception rooms
- Flexible and spacious detached chalet bungalow



The property is situated in a semi-rural hamlet which offers a popular public house and the highly regarded St. Andrews Church of England school is located nearby. Approximately 4 miles away is the vibrant town of Horsham which offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. 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. 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. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Car Barn  
Approximate Floor Area  
325.60 sq ft  
(30.25 sq m)

Ground Floor  
Approximate Floor Area  
1648.92 sq ft  
(153.19 sq m)

First Floor  
Approximate Floor Area  
511.07 sq ft  
(47.48 sq m)



Approximate Gross Internal Area (Excluding Car Barn) = 200.67 sq m / 2159.99 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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