



Water Farm Bashurst Hill, Itchingfield

Offers Over £1,200,000

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Water Farm Bashurst Hill

Itchingfield, Horsham

An outstanding and rarely available 5 bedroom, 3 reception room detached New England design house of 2,552 sq ft with utility/boot room, large driveway, 0.36 acre private plot and no onward chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- 5 well proportioned bedrooms
- 3 reception rooms
- Unique and rarely available detached house
- Large driveway for at least 4 vehicles
- 0.36 acre plot with privacy
- No onward chain
- Idyllic semi rural position close to amenities
- Flexible and spacious accommodation of 2,552 sq ft
- Study/office





An outstanding and rarely available 5 bedroom, 3 reception room detached New England design house of 2,552 sq ft with utility/boot room, large driveway, private 0.36 acre plot and no onward chain. The property is situated in an exclusive and idyllic position, close to excellent schools, beautiful walks, shopping facilities and Horsham town centre. The accommodation comprises: entrance hallway with 2 storage cupboards, modern bathroom, study/office, well proportioned sitting room with wood burner and superb Oak framed garden room with wood burner and bi-fold doors onto the garden. From the hallway there is access into the kitchen/dining room which is fitted with an attractive range of units, Granite work surfaces and useful utility/boot room. A 14'11 x 14'11 guest bedroom leads off the utility/boot room. Upstairs there is a superb master bedroom with bespoke fitted wardrobes, 3 further bedrooms (bedroom 2 leads off a guest bedroom) and modern shower room. Benefits include double glazed windows, engineered Oak flooring, wooden shutters and LPG gas fired central heating to radiators (boiler located in the utility room). An electric five-bar gate leads onto the large driveway which provides parking for at least 4 vehicles. The 0.36 acre east and west facing corner plot garden is predominantly lawned and offers an excellent degree of privacy. A timber framed building and shed provide ample storage.

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GARDEN

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Ground Floor
Approximate Floor Area
1574.0 sq ft
(146.23 sq m)

First Floor
Approximate Floor Area
978.76 sq ft
(90.93 sq m)

Approximate Gross Internal Area = 237.16 sq m / 2552.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





Mansell McTaggart Horsham

Mansell McTaggart, 26 Carfax – RH12 1EE

01403 263000

horsham@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk