



26 Acorn Avenue, Cowfold, West Sussex, RH13 8RS

£450,000

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## In brief...

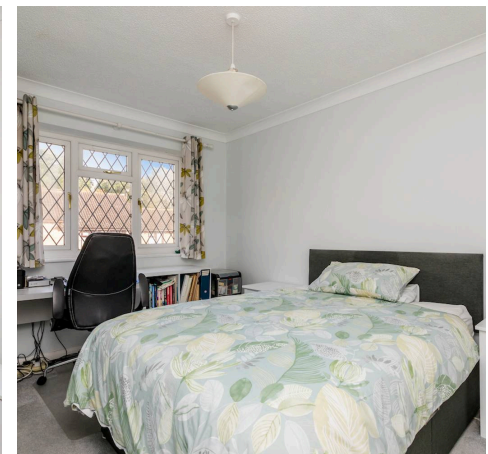
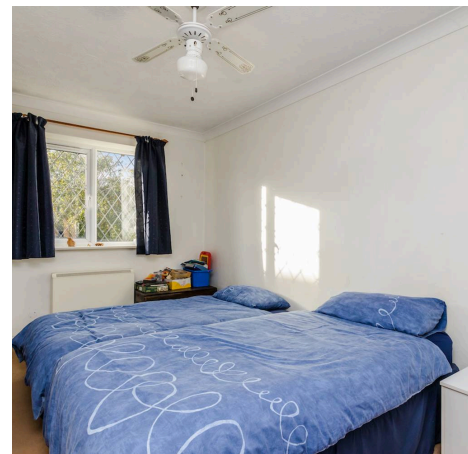
- 4 good sized bedrooms
- 2 reception rooms
- Built in the 1980s
- Driveway for 2 vehicles
- Garage with utility area and power
- Further potential to enlarge
- West facing garden
- Quiet location

A well presented 4 bedroom, 2 reception room detached house, built in the 1980s, offering further scope to enlarge with driveway for 2 vehicles, garage and private west facing garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







### In more detail...

A well presented 4 bedroom, 2 reception room detached house, built in the 1980s, offering further scope to enlarge with driveway for 2 vehicles, garage and private west facing garden. The property is situated in this ever so popular village, close to excellent schools, major transport links, shops and stunning country walks.

The accommodation comprises: entrance hallway, cloakroom, sitting room and dining room with double doors onto the west facing garden. The kitchen has been refitted with an attractive range of units, door into garage and could be incorporated with the dining room, if required. Upstairs there are 4 good sized bedrooms and family bathroom with separate shower enclosure.

Benefits include double glazed windows and electric heating.

A driveway provides parking for 2 vehicles, leading to the garage with power, utility area and door onto the garden. The 35' x 26' west facing garden offers an excellent degree of privacy and is predominantly lawned with well established borders, patio and greenhouse.

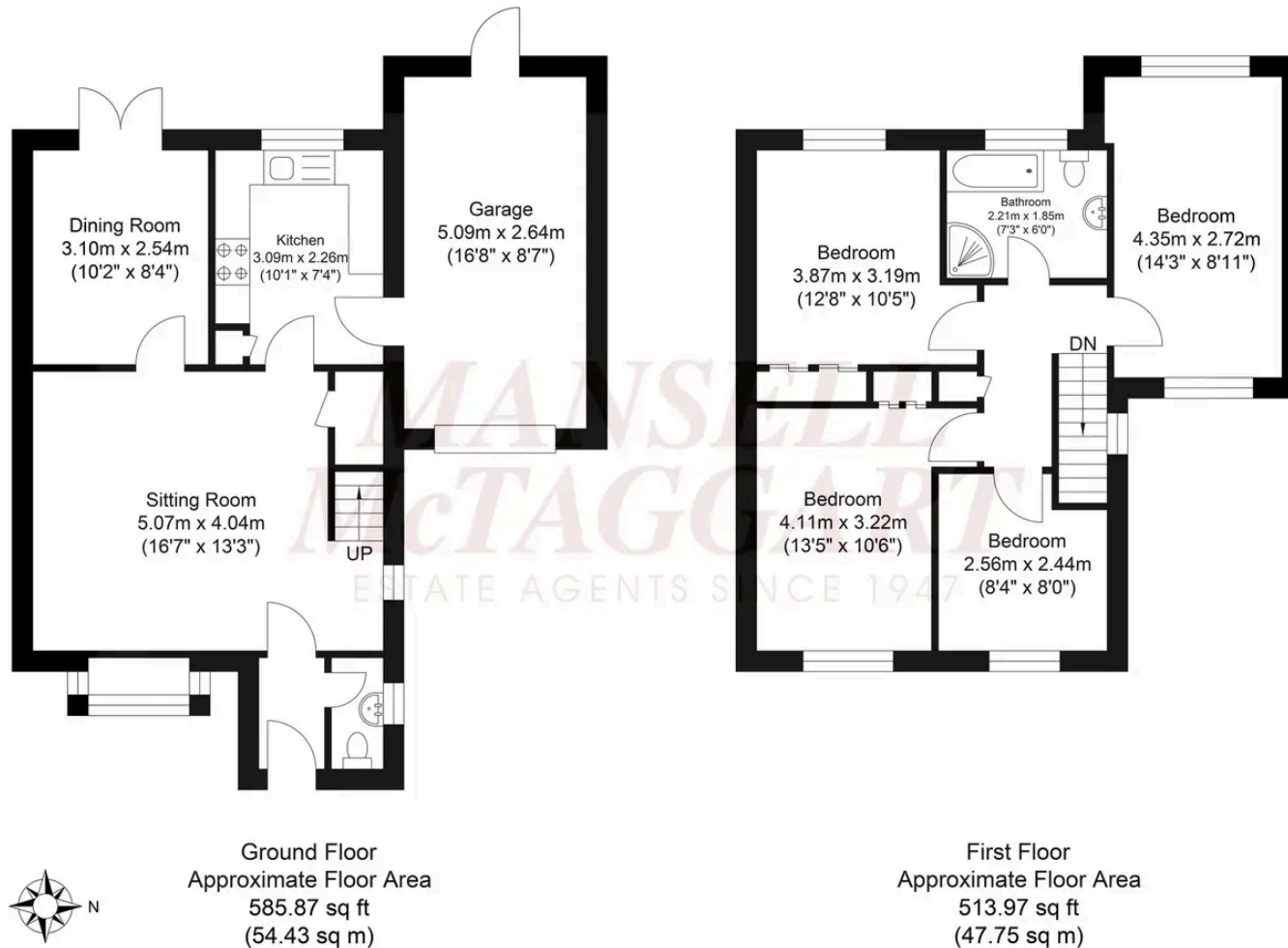


## The location...

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.







# Mansell McTaggart Horsham

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