



River Cottage  
 Chesworth Close, Horsham, RH13 5AL  
 Guide Price £1,100,000 Freehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

# River Cottage, Chesworth Close, Horsham, West Sussex, RH13 5AL

River Cottage comprises an attractive detached single storey home backing directly on to the River Arun just a short walk off Horsham's Causeway and the town. Built in 1964, the original property has been creatively enlarged over the years and now offers up-sizers or downsizers an amazing opportunity. The accommodation briefly comprises a large and bright entrance hall, a living room open to a triple aspect dining room, fabulous fitted kitchen with vaulted breakfast area, separate laundry room and cloaks shower room. There is a large principal bedroom suite with doors out to a raised deck and an en-suite bath/shower room and there are two further bedrooms. There would of course be scope for going upwards to create further accommodation but this would be subject to the necessary consents and approvals being obtainable. Outside, the beautifully landscaped gardens start at the front, set off by the resin stone driveway and pathway with leads around to the side and the rear garden which is completely private has been well loved over many years and offers plenty of interest. The final delight is the direct access to the River Arun at the rear most part. There is also a generous oversized garage and extensive parking and viewings are strongly recommended with the vendors sole agents, Courtney Green.

**Covered Entrance Area** With stone brick edged step and wood effect security door with double glazed and leaded panels to the

**Entrance Hall** Leaded effect side window, fitted doormat, wood effect LVT floor, pull down hatch providing access to the large and useful loft space \*Agents Note It is the authors belief that this area could be utilised for further accommodation subject to necessary planning permissions and approvals being obtained. Radiator, cloaks cupboard with hanging rail and shelf, thermostat for heating control, programmer for heating and hot water, attractive veneered wooded doors with wooden door furniture lead to each room.

**Sitting Room** With leaded front aspect window and matching French doors with sidelights leading out to the raised terrace, attractive period style fireplace with painted mantelpiece and granite hearth, radiator, TV aerial point, coving and large open aperture to the

**Dining Room** With continuation of the wood effect LVT flooring, this triple aspect room has leaded effect windows to the front, side and rear, really embracing the attractive wooded outlook beyond, two radiators, pull down hatch with fitted wooden ladder providing access to an additional area of loft space, two wall light points, coving, tv aerial point.

From the **Entrance Hall** additional doors lead to

**Kitchen/Breakfast Room** This stunning room is bright and spacious with a seating area in a partly vaulted extension which has high level double glazing and two sets of French doors which lead out to the raised terrace. The kitchen itself is fitted in a white easy to clean range of eye and base level storage cupboards with nests of drawers, pan drawers, and with contrasting worktops with tiled upstands, large recess for range cooker with glass and stainless steel chimney style filter hood above and cupboards to each side, recess for fridge/freezer, double sink unit with mixer tap and glass splashback above, built in Bosch dishwasher, LVT floor, radiator, two wall light points, halogen counter top lighting and spotlight rail.

**Principal Bedroom Suite** A very generous space with leaded effect French style doors and matching sidelights leading out to a raised decked area embracing the delightful garden, two additional leaded effect windows, one to the front and one to the side. Triple wardrobe with hanging rail and shelving, further leaded window to the side and one to the front, two radiators, numerous spotlights, coving, offset door to the

**En-Suite Bath/Shower Room** With a low entry pressed steel bath with chrome fittings, separate oversized shower cubicle with thermostatic shower and easy clean laminate wall boards, wash basin with mixer tap and cupboards and draws below, low level WC, display nice with fitted mirror, further display shelf, tiled floor and partly tiled walls, chrome towel warmer, extractor fan, spotlight and light point.

**Bedroom 2** With a leaded effect front aspect window with radiator beneath, coving.

**Bedroom 3** With a rear aspect leaded window, radiator and coving.

**Shower Room** With an oversized shower enclosure with glazed pivot door and chrome thermostatic shower, low level WC, wash basin with mixer tap and cupboards and drawers below, obscured leaded style window to the front, towel warmer, cupboard with some shelving, tiled floor, partly tiled walls, spotlights and extractor fan.

**Laundry Room** With a range of moulded Shaker style eye and base level storage cupboards with worktops and inset sink unit with mixer tap, plumbing and space for washing machine, space for additional appliances, radiator, vinyl flooring, cupboard housing the Worcester gas fired boiler providing heating and hot water, leaded effect door with cat flap leading to the rear garden.

## OUTSIDE

**Garage** With an electrically operated up and over door, useful eaves storage area, light and power, door and side window.

The front of the house has been attractively landscaped and features a large area of resin stone driveway adjacent to the garage and an additional resin stone pathway which leads to the front door and to the side access. The path itself cuts through areas of garden, one laid to lawn with flower and shrub borders, the other with gravel and shrubs, a central box hedge feature and there are numerous evergreens on the boundary, side access gate with greenhouse adjacent and leading to the rear garden. The rear garden is an absolute delight and it's hard to believe you are so close to the town. Predominantly laid to lawn, the garden enjoys an enormous degree of privacy and there are large flower beds and numerous interesting areas of planting. A brick edged Indian sandstone pathway leads to steps which rise up to a terrace with balustrade and also with further steps leading down to the lawn and there is an additional rear paved area leading to the raised deck adjacent to the principal bedroom. There are attractive stone edged planting areas, a further timber shed, lovely rhododendrons and other interesting specimens and then finally at the rear most part there is a further metal shed and a gate which leads to a lovely hidden away naturalistic river bank with the river running through. The whole garden benefits from the seclusion that the margin of the river provides and really needs to be seen to be appreciated.

**Council Tax Band - F**

**Agents Note:** A voluntary payment of £200 per annum is currently paid by our client for the upkeep of the private road.

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Npcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Npcote Financial Ltd.

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## Approximate Gross Internal Area 1800 sq ft - 167 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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