



Laybrook Henfield Road, Cowfold

Guide Price £850,000

Laybrook Henfield Road

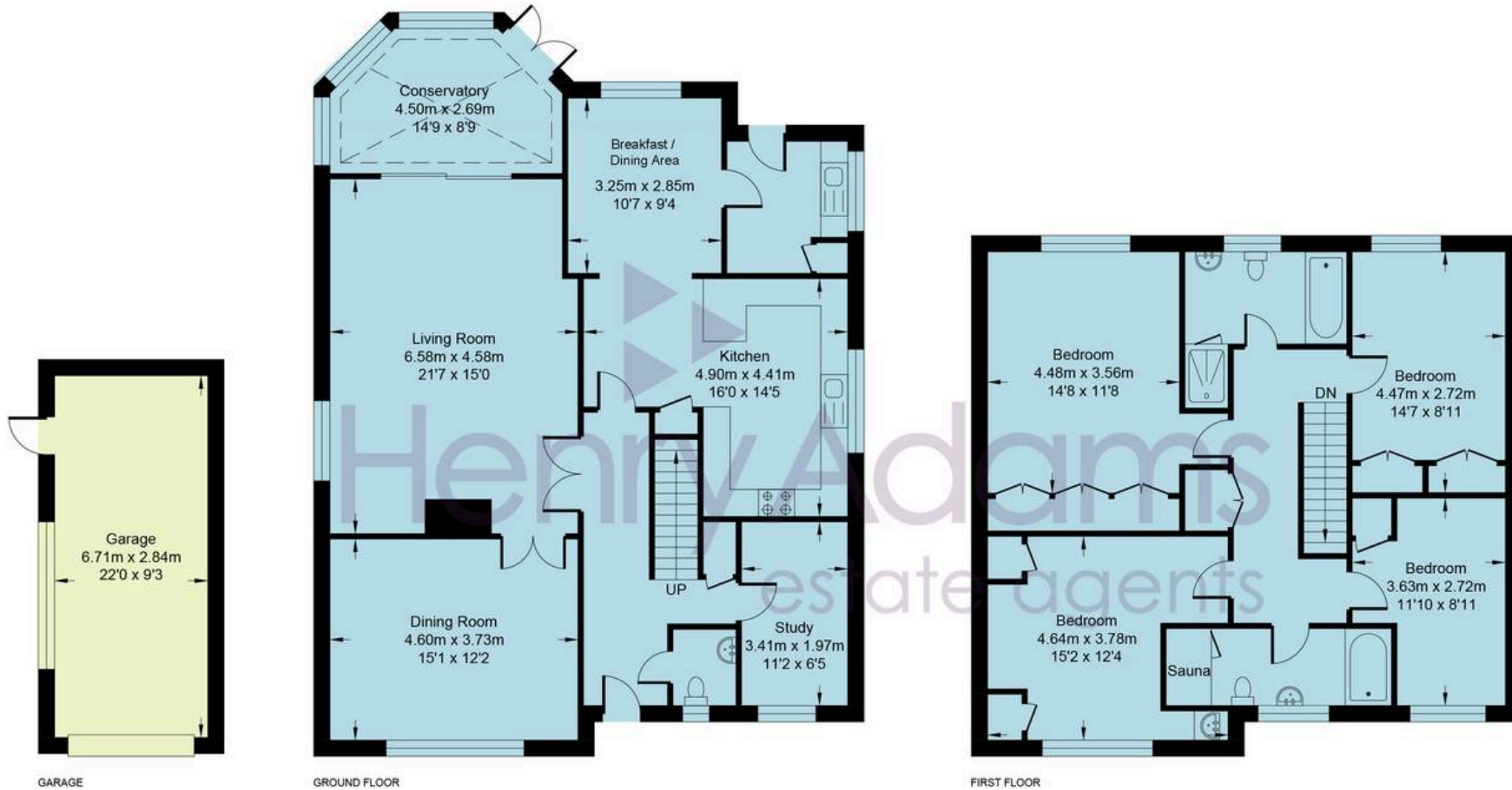
Cowfold, Horsham

This four bedroom, two bathroom substantial family home is situated in the village of Cowfold and occupies a generous plot and is ideally located for access to Horsham and Brighton, nearby countryside, a selection of well-regarded local schools and local pubs and restaurants. There is a superb blend of living and bedroom space arranged over two floors along with a detached garage and generous rear garden.

To the ground floor; the reception hallway welcomes you and has double doors leading into a fabulous sitting room which centres around the fireplace which incorporates a log burner - ideal for crisp winter evenings, glass sliding doors lead from the living room to a conservatory/garden room where you can enjoy fine views over the rear gardens and there is a direct access onto the rear garden terrace.

The kitchen has a modern finish and has a range of wall and base cabinets with contrasting work surfaces running through, there is a selection of integrated appliances as well as a sit up breakfast bar and an open plan flow to the sunny breakfast/dining room area. Further living space to the ground floor continues with a generous dining room which is accessed via a secret bookcase door and enjoys an aspect to the front of the property, it has a wealth of character with exposed wooden beams and strip wood flooring. There is a separate study which has an aspect to the front of the property as well as a convenient utility room and a downstairs cloakroom.





Henfield Road

Approximate Area = 2122 sq ft / 197.12 sq m

Garage = 205 sq ft / 19.06 sq m

Total = 2327 sq ft / 216.18 sq m

For identification only - not to scale





To the first floor; there are four bedrooms – all of which have fitted cupboard or wardrobe space, the generous en-suite bathroom is equipped with a walk-in rainfall shower, separate bath, a low-level WC and a wash hand-basin, it is finished to a modern and contemporary style with a heated towel rail and all the bathroom ware is complimented with quality chrome fittings. There is also a family bathroom which features a wash hand basin, low level WC and a bath with shower over.

The property is approached via a sweeping tarmac driveway providing space for several vehicles, this leads to the garage which has a remote controlled up and over door as well as a side access door into the rear garden. The rear garden is a real feature and has an area of lawn that is bordered with a superb selection of beds which are well stocked with shrubs and planting, there is also a sandstone patio/terrace area which is ideal for outdoor dining within the summer months.

- **Detached Family Home**
- **Four Bedrooms**
- **Two Bathrooms**
- **Three Reception Rooms**
- **Detached Garage and Driveway Parking**
- **Situated in Cowfold Village**
- **Close to Well Regarded Schools**
- **Access to Horsham and Brighton**
- **Study/Work from Home Office**

Council Tax band: G

Tenure: Freehold







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.