



H.J. BURT

Chartered Surveyors : Estate Agents

19 Violets Cottages | Mill Lane | Lower Beeding, Nr. Horsham | West Sussex | RH13 6PX

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Guide Price £525,000 | Freehold



- A delightful semi-detached rural estate period cottage. Freehold. Council Tax 'D'. EPC 'E'.
- Occupying a desirable rural location on the edge of a traditional country estate with lovely outlook over neighbouring fields and woodland.
- Entrance hall, cloakroom/utility area, kitchen/dining room, sitting room.
- First floor: Three bedrooms & bathroom.
- Attractive good size garden & driveway with parking. Overall c. 0.23 ac.
- Immediately accessible countryside walks including to local pub.
- Cowfold village 2.25 miles; Horsham 5.5 miles; Gatwick 14.75 miles.

Description

19 Violets comprises a handsome semi-detached period rural estate cottage offered for sale on the open market for the first time in many decades and occupying a desirable rural location on the edge of the South Lodge country estate to the North of Cowfold village and to the South-East of the old market town of Horsham. The house includes attractive external elevations of part brick and part tile hanging under a tiled roof and with accommodation spread over two floors plus single storey rear addition.

The property has undergone various improvements over the years including re-roofing and underpinning work and with upgraded double-glazed windows and oil-fired central heating. Equally, the cottage offers an incoming purchaser the opportunity to further modernise if so desired.

The cottage sits within a good size and attractive garden including wide expanse of lawn and private parking area to one end, plus timber cabin and summerhouse.

There are lovely rural walks directly accessible from the property linking to a wide network of public footpaths and with the popular Crabtree Inn being within half a mile.

Location

The property lies off Mill Lane approached from the A281 Brighton Road within 2.25 miles of Cowfold Village which includes a Co-op late opening convenience store, plus pub, Church and Church of England primary school, whilst more extensive facilities can be found in Henfield village to the South or to the North in the old market town of Horsham



(c. 5.5 miles) which offers an extensive range of shops, restaurants and other facilities as well as mainline railway station with services to London Victoria and London Bridge.

Further afield, Haywards Heath is within 10.5 miles and offers a similar range of facilities and a mainline station and Gatwick Airport with within 14.75 miles. The cosmopolitan coastal city of Brighton with its excellent range of recreational and other facilities is within 19 miles.

Sporting & Recreation

Walking and riding along local footpaths and bridleways leading from the farm drive. Golf at Singing Hills, Albourne, Devil's Dyke, Pyecombe, Mannings Heath & Horsham. Equestrian events at Pyecombe, Hickstead, Ardingly, Henfield & Pulborough. Sailing at Shoreham & Brighton Marina. Theatre at Brighton, Crawley, Horsham and Chichester. There is a good selection of public and state schools in the local area.

Information

Property Ref: HJB03503. **Photos & particulars prepared:** August (ref RBA).

Services: Mains water & electricity are understood to be connected. Oil-fired central heating. Drainage is to a private system located on the adjoining estate land and shared with the neighbouring cottage. The cottage will be responsible for 50% of the upkeep maintenance, repair or upgrade of the drainage system.

Tenure: Part of Freehold title number WSX158939.

Access: The cottage will enjoy a right of way for all purposes over the outer estate track, between points A-B-C.

Local Authority: Horsham District. **Council Tax Band:** 'D'





Directions

what3words:///chats.transmits.desk

From the North from Horsham direction travelling South along the A281 having past Leonardslee Gardens and South Lodge Hotel, take the next left/Eastbound turning into Mill Lane and shortly before the Crabtree Inn. Continue along the lane and in less than 0.5 mile take the right-hand/Southbound track by Violets Barn and which leads to Violets Cottages (A-B-C).

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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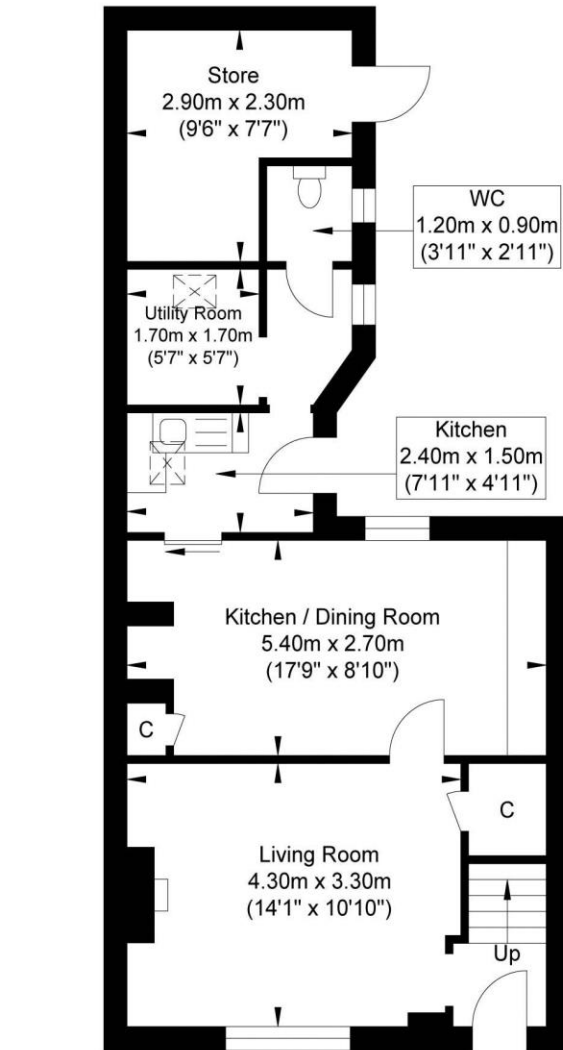
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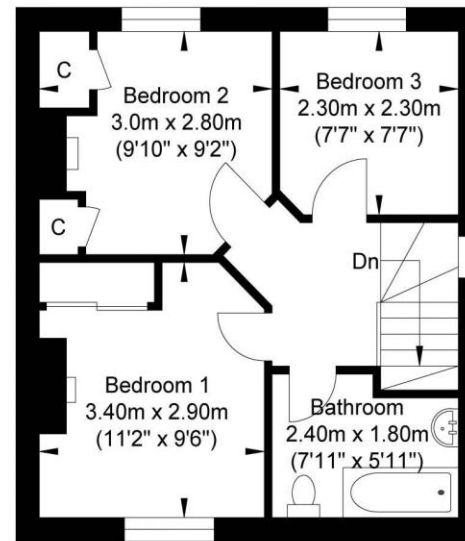
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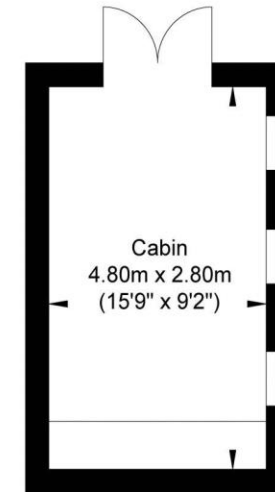
Mill Lane



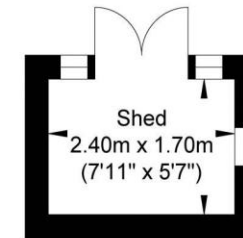
Ground Floor
Approximate Floor Area
543.36 sq ft
(50.48 sq m)



First Floor
Approximate Floor Area
354.56 sq ft
(32.94 sq m)



Cabin
Approximate Floor Area
144.66 sq ft
(13.44 sq m)



Shed
Approximate Floor Area
43.91 sq ft
(4.08 sq m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Approximate Gross Internal Area (Excluding Shed & Cabin) = 83.42 sq m / 897.92 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



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