



Guide Price
£475,000

Freehold

4x  1x  1x 

**Barleycroft, Cowfold,
Horsham, West Sussex,
RH13**

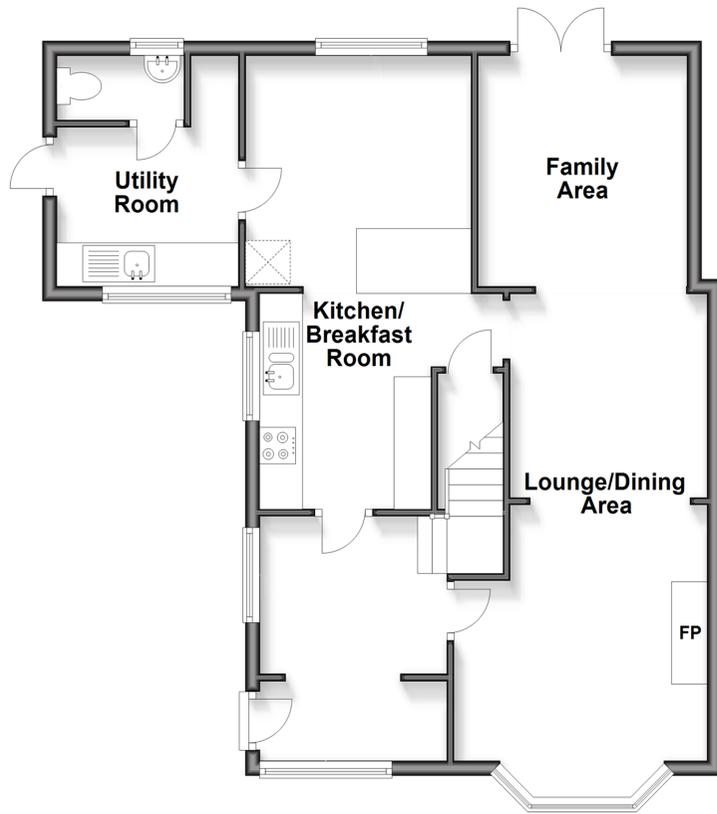
OVER 60?

Secure this property
for up to **59% less!**

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Ground Floor

Approx. 68.4 sq. metres (736.4 sq. feet)



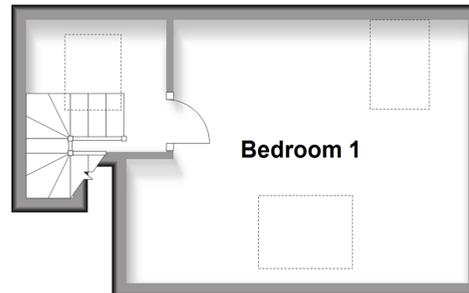
First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Second Floor

Approx. 20.1 sq. metres (216.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 13'0 x 11'6 (3.97m x 3.51m)

Dining Area: 10'1 x 8'10 (3.08m x 2.69m)

Family Area: 10'7 x 10'5 (3.23m x 3.18m)

Kitchen/Breakfast Room: 21'2 at widest point (6.46m) x 10'3 (3.13m) narrowing to 7'9 (2.36m)

Utility Room: 8'3 x 7'1 (2.52m x 2.16m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 3: 9'8 x 8'10 (2.95m x 2.69m)

Bathroom: 8'5 x 4'11 (2.57m x 1.50m)

Bedroom 2: 11'6 x 11'5 (3.51m x 3.48m)

Bedroom 4: 8'5 x 7'8 (2.57m x 2.34m)

SECOND FLOOR

Landing

Bedroom 1: 13'6 x 11'8 (4.12m x 3.56m)

OUTSIDE

Garage & Off Road Parking

Front & Rear Garden



Main features

- A great family home located in a quiet cul de sac within the popular village of Cowfold
- Rear extension gives more living space and utility room
- Loft conversion provides a 4th bedroom and lovely views towards the Monastery
- With no onward chain
- The corner plot means you still have a nice size rear garden



Nearest Schools

Primary Schools: St Peter's CofE (Aided) Primary 0.1 miles, Jolesfield CofE Primary 2.1 miles, St Andrew's CofE Primary 2.7 miles. Secondary Schools: Farney Close School 3.5 miles, Forest School, The 5.1 miles, Queen Elizabeth II Silver Jubilee School, Horsham 5.1 miles



Transport Information

Train Stations: Horsham 5.7 miles, Christs Hospital 5.8 miles, Littlehaven 6.5 miles



Address

Barleycroft, Cowfold, Horsham, West Sussex, RH13



Directions

For directions to this property please contact us.



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- The seller is a person connected with Cubitt & West as defined in the Estate Agents Act 1979
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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