



3 Woodfield Terrace
 Henfield Road, Cowfold, West Sussex, RH13 8DR
 Guide Price £375,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to bring to the market this characterful three bedroom home, located close to the centre of the highly regarded village of Cowfold. Built in 1931, the property has been sympathetically refurbished within the last few years and presents beautifully throughout. The accommodation in brief comprises a bright sitting room, a fitted shaker style kitchen with solid oak worktops and integrated appliances, a useful utility room, leading to the recently updated bathroom which makes up the ground floor. On the first floor there are three bedrooms, and access to the loft space. Outside, an attractive stepped front garden rises to the front door, and to the rear is a wonderfully private garden with raised sleeper planters and a substantial, pitched roof outbuilding with power and lighting. There is a rear access gate leading to a parking area, where the current owners have an informal agreement to rent two parking spaces. The property benefits from double glazing throughout, with heating and hot water being provided by a recently fitted oil fired boiler.

LOCATION The small village of Cowfold lies approximately seven miles to the south-east of Horsham and has a surprising array of amenities including a Co-op convenience store with post office, doctors' surgery, pub, beautiful church, a highly regarded county primary school, Indian restaurant, hairdressers, sports clubs and playing fields and regular bus services to Horsham and Brighton. The location has proved popular over the years because of its excellent road links to Gatwick/London via the A272 and on to the A23/M23. The village appeals to a wide demographic with young families to retirees, who organise regular events and activities that are well attended and add to the very friendly community atmosphere.

The accommodation comprises:

Sitting Room A bright and well presented room with exposed brick fireplace surround, display shelving, radiator, thermostat control, and understair store cupboard.

Kitchen The kitchen is a highlight of this home and is in keeping with the cottage style of the house. Comprising shaker style eye and base level cabinets and drawers with solid oak worktops, tiled splashbacks, enamel sink and drainer with mixer tap, Bosch double electric oven with four burner hob and extractor hood over, integrated dishwasher, integrated fridge, glass fronted display cabinet, stone tile flooring, spotlighting, and opening to the utility room.

Utility Room A useful utility space with space and plumbing for washing machine, space for fridge/freezer, continuation of stone tile flooring, fitted shelving, door to garden, door to bathroom.

Bathroom A modern bathroom suite comprising a panel enclosed bath with shower over, vanity wash hand basin with waterfall tap, low level w.c with dual flush, heated towel radiator, obscured side aspect window, tiled floor, extractor fan.

From the sitting room a door opens to the stairs rising to the **First Floor Landing** where there is a loft hatch accessing the loft space.

Bedroom 1 A large principal bedroom with double fitted wardrobe, radiator, plantation shutters, and decorative cast iron fireplace surround.

Bedroom 2 With rear aspect window, radiator and decorative cast iron fireplace surround.

Bedroom 3 With rear aspect window, and radiator.

OUTSIDE

To the front of the property is an attractive stepped garden, which rises to the front door via a block paved pathway lined by established planting.

To the rear, the garden is wonderfully secluded, with a paved patio, raised sleeper planters, and a shingle pathway leading to a substantial garden studio/outbuilding which is double glazed and has its own power and lighting. There is a rear access gate leading to a parking area, where the current owners have an informal agreement to rent two parking spaces.

Council Tax Band - D

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

Ref: 25/5776/28/03

