



Stable Cottage
Station Road | Cowfold | Horsham | West Sussex | RH13 8DF

Step inside

Stable Cottage

An exceptional and highly individual stable & carriage quarters conversion offering over 4,400 sq ft of versatile accommodation, including a substantial self-contained annexe, extensive garaging and outbuildings. Set behind electric gates within a private plot, this beautifully extended home blends period character with modern family living.

Property: This distinctive home has been thoughtfully enhanced over time to create a spacious and flexible layout, ideal for modern family life while retaining a wealth of original character.

The heart of the home is the impressive L-shaped kitchen/family room, designed as a true social hub. Featuring solid walnut cabinetry, quality integrated appliances and a large central island, the space is flooded with natural light and opens via full-width bi-fold doors onto the rear terrace and garden, offering seamless indoor-outdoor living, perfect for entertaining.

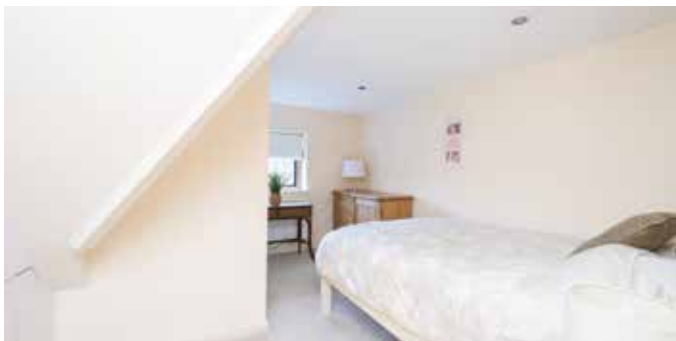
From the kitchen, the accommodation flows into two generous reception rooms. The principal living room is rich in character, with detailed wall panelling, a feature fireplace and a cosy seating nook, while the second sitting room offers additional flexibility for family use or entertaining. The spacious hallway flows through to the remainder of the ground floor, where there is a versatile study, ideal for use as a fourth bedroom if required, alongside a cloakroom and large utility room featuring the original stable flooring.

To the first floor are three well-proportioned bedrooms served by a family bathroom. The principal suite is a standout feature, offering a generous bedroom with a glass-fronted balcony overlooking the garden, a luxurious en-suite with dual basins, bath and separate shower, and an adjoining dressing room with ample built-in wardrobe space.

Annexe: The self-contained annexe provides exceptional versatility and is ideal for multi-generational living, guest accommodation, rental potential or home working. With its own private entrance, garden area and parking, the annexe comprises a kitchen with stable door access, a living room and a first-floor bedroom with bathroom. The property also benefits from gigabit fibre internet, making it perfectly suited to modern working requirements.











Step inside

Stable Cottage

Outside

Electric gates open into a charming central courtyard, creating a striking sense of arrival and overlooked by both the main house and annexe. The south-facing rear garden is mainly laid to lawn with fruit trees, mature borders and a pleasant countryside outlook beyond. A large paved terrace provides an ideal space for outdoor dining and entertaining, complemented by a tranquil fishpond with water feature and a substantial greenhouse. To the side of the property is a double garage with an adjoining large store, offering excellent parking and storage, with clear potential to create a gym, studio or additional home office.

Location

Stable Cottage is ideally positioned in a highly regarded semi-rural setting within the West Sussex countryside, offering the perfect balance of privacy, community and connectivity. The surrounding area is well known for its picturesque villages, rolling countryside and extensive network of footpaths and bridleways, ideal for walking, cycling and enjoying the outdoors. Additional to its peaceful feel, the property is well positioned for day-to-day amenities, with local village shops, pubs and cafés close by, along with a wider range of facilities available in nearby Horsham, including a vibrant town centre, restaurants, leisure facilities and highly regarded schools. For commuters, Horsham mainline station provides fast and frequent services to London Victoria and London Bridge, while the A24, A264 and M23 offer excellent road links to Gatwick Airport, the South Coast and the wider motorway network.

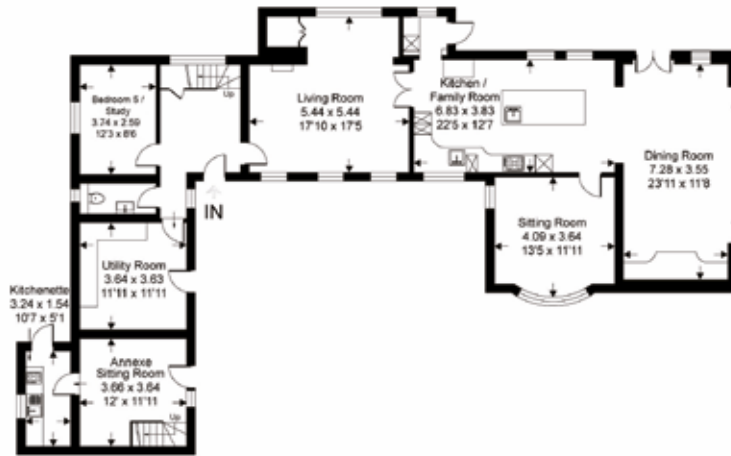
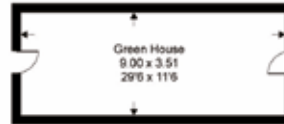
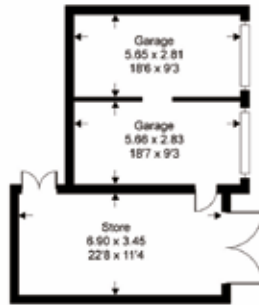


 = Reduced headroom

Stable Cottage, RH13

Approximate Gross Internal Area = 283.9 sq m / 3056 sq ft
 Approximate Annexe Internal Area = 38.3 sq m / 412 sq ft
 Approximate Garage Internal Area = 58.5 sq m / 630 sq ft
 Approximate Outbuilding Internal Area = 31.5 sq m / 340 sq ft
 Approximate Total Internal Area = 412.3 sq m / 4438 sq ft
 (excludes restricted head height)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		45 D
39-54	E	53 E	
21-38	F		
1-20	G		



Ground Floor / Annexe Ground Floor



First Floor / Annexe First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Within Walls. 2024 - Produced for Fine and Country

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Registered Company No: 0954692. Registered Office Address: 35 Carfax, Horsham, West Sussex, RH12 1EE. Trading As: Fine & Country Horsham. Printed



Fine & Country Horsham
Tel: +44 1403 286553
horsham@fineandcountry.com
35 Carfax, Horsham, West Sussex RH12 1EE



MIX
Paper | Supporting
responsible forestry
FSC® C113442

