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Masters Cottage

Nuthurst Street, Nuthurst, Horsham, West Sussex,RH13 6LH

Offers in Excess of £600,000 Freehold

COURTNEY GREEN

Est. 1988

Estate Agent • Letting Agent • Managing Agent

Masters Cottage, Nuthurst Street, Nuthurst, Horsham, West Sussex RH13 6LH

Situated in an enviable location in the centre of the historic and picturesque village of Nuthurst, is this delightful Victorian semi-detached family residence. This, and the adjoining house, are tucked beside the highly regarded St Andrews village school and indeed, as the name suggests, Masters Cottage was historically the residence of the former Headmasters of the school. The property enjoys good sized gardens to the front and rear, and the accommodation comprises, on the first floor, three bedrooms, a bathroom and a separate toilet. On the ground floor, a spacious entrance hall has doors to a bright and airy sitting room with a cast iron wood burner, a separate dining room with a tiled fireplace, and a kitchen/breakfast room featuring an oil fired Aga. To the side of the property is vehicular access leading to an area of hard standing to the rear of the garden. Both front and rear gardens enjoy mature hedgerow screening and the rear garden has a sunny Westerly aspect. The vendor's sole agent Courtney Green strongly recommends an internal inspection of this delightful house to appreciate it's size and features.

The accommodation comprises:

Glazed **Front Door** and side light to

Entrance Hall
Herringbone wood block flooring, radiator, understairs cupboard, staircase to first floor landing.

Sitting Room
Bay front aspect. Radiator, chimney breast with cast iron wood burner on a slate hearth, side shelf, herringbone wood block flooring, coved ceiling.

Dining Room
Rear aspect. Radiator, chimney breast with feature tiled open fireplace with side shelving, Windsor block flooring.

Kitchen/Breakfast Room
Side and rear aspect and door to the rear garden. Fitted with a range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, space and plumbing for washing machine, integrated dishwasher, pantry with power and space for fridge freezer and front aspect, broom cupboard, oil fired Aga.

From the entrance hall a turning wooden staircase leads to the

First Floor Split Landing
With front aspect, over stairs cupboard.

Main Bedroom
Front aspect, radiator, wood flooring, cast iron fireplace.

Bedroom 2
Rear aspect, radiator, cast iron fireplace, built in cupboards and access to loft space.

Bedroom 3
Rear aspect. Radiator, range of built in cupboards.

Bathroom
Frosted side aspect. Pedestal wash hand basin, panel enclosed bath with chromium mixer tap, chromium thermostatic shower control, overhead drencher, wall bracket and hand shower, glass shower screen, chromium towel warmer, wood flooring, localised tiling.

Separate WC
Frosted side aspect. Low level WC, corner wash hand basin with tiled splashback, cupboard under, radiator, wood flooring.

OUTSIDE

Gated access leads to the front garden which enjoys an Easterly aspect and comprises an area of lawn with a paved path leading to a patio area adjoining the house, a variety of hedgerow borders, gravel bed. A side access with a Warm Flow oil fired boiler and outside tap leads to the rear garden which comprises an area of paved patio, side path with lawn having fence and hedgerow borders. Adjoining the lawn is an area of beech hedging with access to rear gravelled area having wrought iron gates to the side providing vehicular access and hard standing. To the rear of the garden there is a timber garden shed, bike and log stores. The rear garden enjoys a sunny Westerly aspect.

Council Tax Band - E

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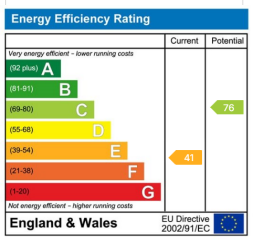
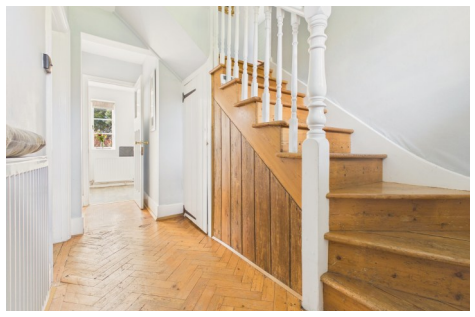
Approximate total area(1)
961 ft²
89.3 m²



(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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