



{ THE PARTICULARS

Mill Close Horsham RH13

£3,250 Per Month
Unfurnished

- 4 Bedrooms
- 1 Bathroom
- 3 Receptions

Features

- Flexible Furnishings, - Tandem Garage, - Outstanding Views, - Log Burner, - Oil Fired
- Central Heating, - Pet Friendly, - Horsham District Council Tax Bank G
- Council Tax
- Council Tax Band G

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{ AN EXECUTIVE, DETACHED FAMILY HOME.

The Property

This attractive property is set on a generous plot that wraps around the house, providing an impressive front garden, a wide side garden. A front porch leads into a welcoming entrance hall, which neatly divides the reception accommodation into two distinct spaces. The principal reception room is triple aspect, creating a bright and spacious family living area and log burning stove. A second reception room is located on the opposite side of the hall, offering flexible living or entertaining space. A downstairs cloakroom is found off the hallway The kitchen enjoys a dual aspect with bi-folding doors and stunning views. It is fully fitted and features a breakfast bar A practical boot room incorporates a dog shower and houses the washing machine and tumble dryer. On the first floor, there are four well-proportioned bedrooms and family bathroom.

Outside

The rear garden is predominantly laid to lawn and bordered by mature hedging and fencing, with delightful views across the lake and surrounding fields. The tandem garage is equipped with power and is currently arranged to include a small gym. The driveway has space for 2 vehicles and there is a EV charging point, additional visitors car parking found in the cal-de-sac.

Location

Situated in Lower Beeding, in an enviable quiet rural position about 2 miles from the village of Cowfold with its Church, Primary school, Shop/post office and public house. The historic market town of Horsham lies about

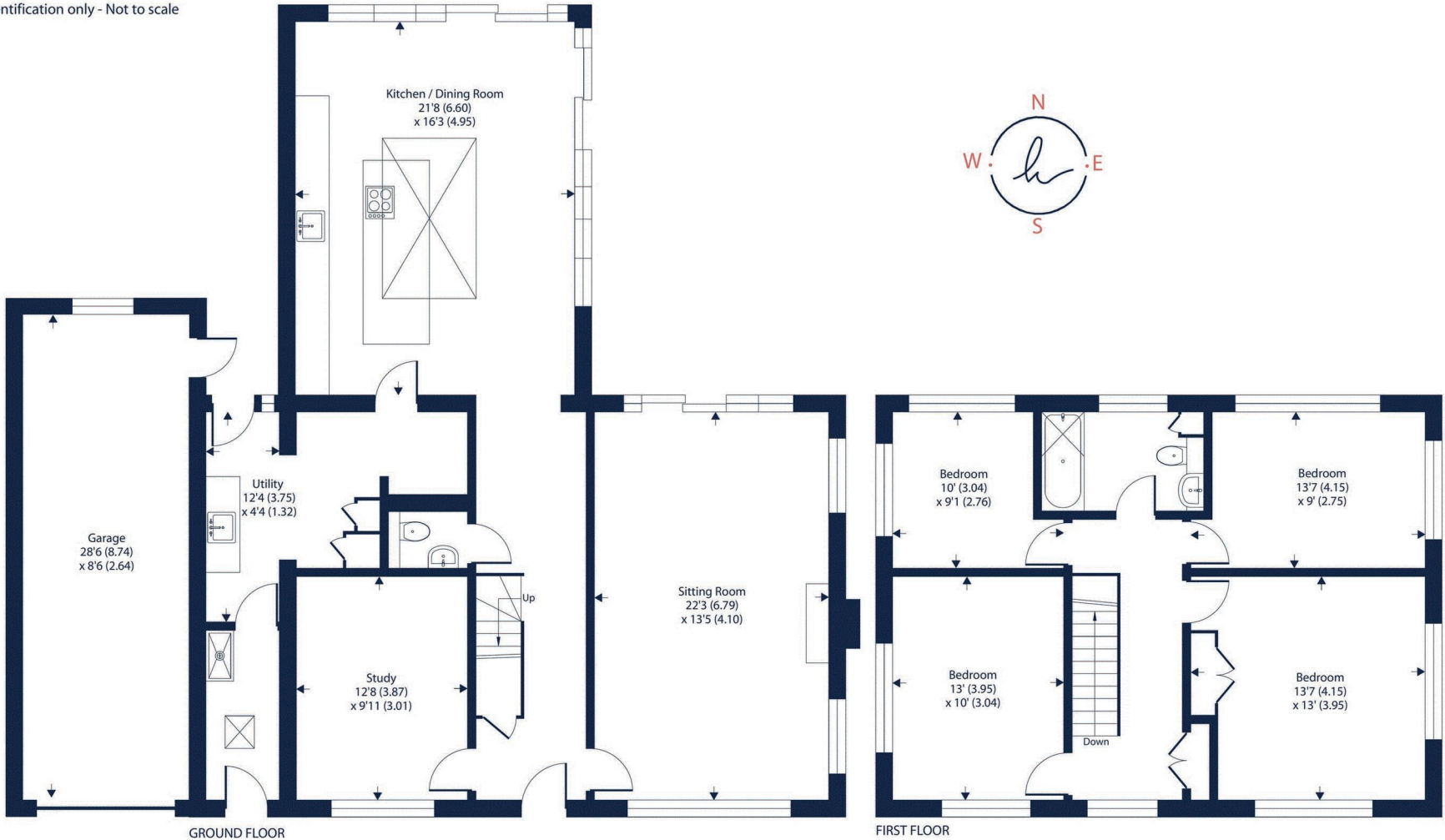
6 miles to the north and provides an excellent range of shopping and recreational facilities, together with a main line train service to London Victoria (about 51 minutes) and London Bridge (about 54 minutes).



Mill Close, Lower Beeding, Horsham, RH13

Approximate Area = 1878 sq ft / 174.4 sq m
Garage = 246 sq ft / 22.8 sq m
Total = 2124 sq ft / 197.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hamptons. REF: 1410867

For Clarification
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

