



**hamlyn
smith.**

Cowfold Road, West Grinstead, RH13

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£795,000

hamlyn smith.

 3 Bedrooms

 2 Receptions

 2 Bathrooms

Bowshotts Cottage is a stunning three bedroom semi-detached home offering stylish contemporary living in a rural location in West Grinstead. The property stands on a half acre plot with lovely views across the surrounding countryside. The driveway has parking for several cars and a double garage.



- Semi-detached family home
- Three bedrooms and separate office
- Recently refurbished
- Large drive and double garage
- Set within half an acre of land
- Semi rural location







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This beautiful family house has been renovated and improved and is now a gorgeous contemporary home designed for modern living. The heart of the home is the generous kitchen dining room with bi-fold doors which open onto the extensive gardens covering half an acre. There are uninterrupted views of the countryside and the grazing fields to the rear.

The property is approached via a landscaped front garden with mature trees and shrubs and makes a fantastic first impression. A lovely wisteria graces the front of the house and the gravel driveway has parking for several cars.

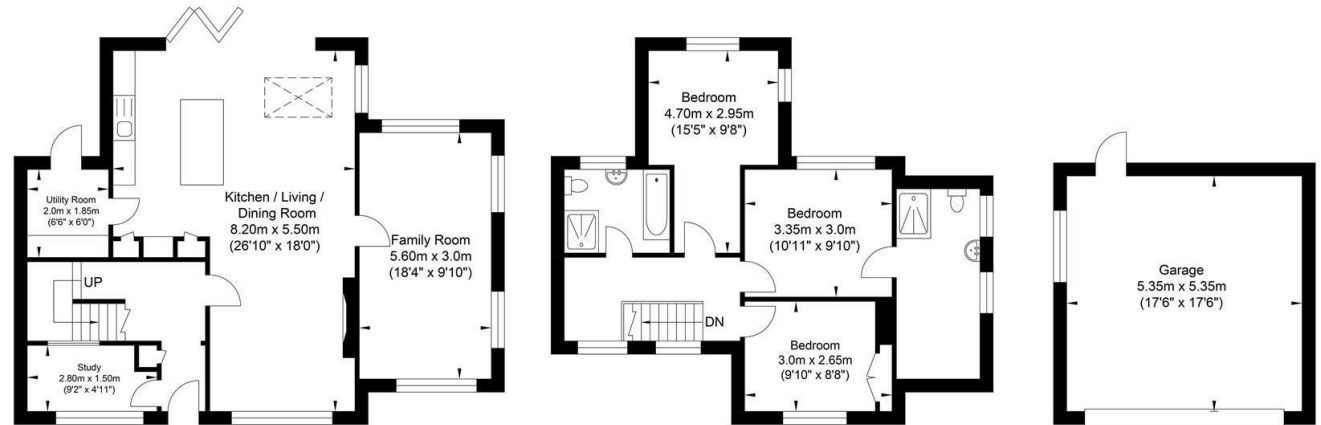
On the ground floor there is a dual aspect living room with a wood burning stove, a home office, the fantastic kitchen dining room and a utility room. The kitchen has elegant quartz worktops, a centre island with an AEG electric hob, and a Bosch double oven. This room has been fitted with Karndean flooring and has underfloor heating which is served by the main boiler on a separate thermostatic control. Immaculately presented and finished to the highest standard, the whole room is flooded with light with a glorious outlook over the gardens. Adjacent is the utility room which also houses the new Grant oil fired burner which is under guarantee for 5 years.

Upstairs the master suite has a double bedroom and a new modern shower room with dressing room area. Fitted with a stylish Aqualisa remote shower control and a waterfall shower head, and a round hand basin which stands on a bespoke unit made with reclaimed wood.

Two further double bedrooms, one to the front and one to the rear of the property are served by a family bathroom which has a free standing bath and separate shower cubicle. The house has double glazed windows throughout and vintage style radiators in the main rooms, the whole house has been thoughtfully and elegantly presented and will make a beautiful and comfortable home for the new owners. The property also benefits from a large boarded loft space with electricity and lighting above the separate double garage.

Outside, the landscaped gardens include a greenhouse with electricity, a polytunnel and shed. A gate at the end of the garden leads to countryside walks including the Downs Link path from Shoreham to Guildford. Close by is the extraordinary Knepp rewilding project which is crossed by public footpaths. This 3500 acre site is a haven for wildlife and is one of most biodiverse landscapes in the country. Deer, Longhorn cattle and Tamworth pigs roam freely and many bird species thrive here including storks, nightingales and turtle doves. The house has excellent road links to London, Gatwick, Burgess Hill and Brighton. The popular market town of Horsham is less than five miles away from where there are fast rail links to London.

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Ground Floor
Approximate Floor Area
787.81 sq ft
(73.19 sq m)

First Floor
Approximate Floor Area
549.17 sq ft
(51.02 sq m)

Garage
Approximate Floor Area
308.06 sq ft
28.62 sq m)

Approximate Gross Internal Area = 152.83 sq m / 1645.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

