



Little Patches Stonehouse Lane, Horsham, RH13 8DL
£2,000 Per Calendar Month

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A rare opportunity to rent this picturesque Grade II listed cottage, nestled in the heart of the countryside and overlooking open fields. Dating back to the 17th century, and retaining charming original features, including exposed beams, oak window frames, and characterful low ceilings. The accommodation comprises a cosy lounge with a wood-burning stove, a separate second reception room with an open fireplace, and a recently fitted sage green kitchen with marble worktops. The kitchen includes a built-in oven, hob, fridge, and slimline dishwasher. There is also a useful utility area and a ground floor bathroom fitted with a bath, separate shower cubicle, and low-level WC. Stairs lead to the first floor, where there are three generously sized double bedrooms. The property is surrounded by well-proportioned gardens to four sides, enclosed by mature hedging. Outside, is a detached wooden storage shed, greenhouse and a decked area, perfect for outdoor dining. Parking area located to the rear of the property with access leading into the garden. EPC Rating: E. Council Tax Band: F.

- Charming 17th Century Detached Cottage
- Long Let Intended
- 3 Double First Floor Bedrooms
- Well Fitted Kitchen with Marble Worktops
- 2 Separate Reception Rooms
- Ground Floor Bathroom with Bath and Shower
- Large Wrap Around Gardens







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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