

Price Range £350,000 - £375,000

Maple Drive, Kirdford

MARTIN LUNDY
ESTATE AGENTS







Maple Drive, Kirdford, RH14 0JD

Built to exacting standards by Bovis Homes about two years ago, this well proportioned semi detached house offers superbly appointed accommodation on the edge of the beautiful village of Kirdford. The village shop is only a couple of minutes walk from the property, offering a variety of products, including everyday essentials and locally sourced, tasty treats. There are two very welcoming pubs in the village, with further amenities to be found at nearby Petworth and Billingshurst, about five miles away. Billingshurst has a mainline station with direct routes to London and Gatwick. There are a number of primary schools close by, with older children catching a bus to The Weald Secondary School and Sixth Form College. Situated opposite woodland and just off Plaistow Road, the development is well placed for wonderful walks and there's a large recreation ground nearby.

The open plan kitchen / dining / living room with integrated appliances feels very sociable and has French doors onto the surprisingly large rear garden. Both bedrooms are doubles and the bathroom feels fresh and modern. There's ample built in storage throughout and a really useful downstairs cloakroom. A long driveway runs alongside the house, with parking for a number of cars.













Maple Drive, Kirdford, RH14

Approximate Area = 716 sq ft / 66.5 sq m

For identification only - Not to scale



GROUND FLOOR

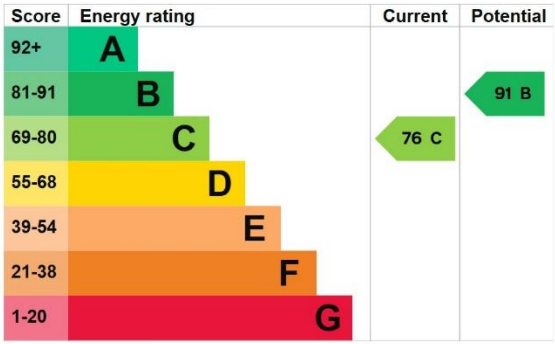
FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lundy-Lester Ltd. REF: 1430690

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.