



The Vines, 7 Andrews Lane
Southwater, Horsham, RH13 9DY
Guide Price £475,000 Freehold



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The Vines, 7 Andrews Lane, Southwater, West Sussex, RH13 9DY

Situated in a no-through road and nestled beside the South Downs link minutes away from Southwater Country Park, is this stylishly presented Victorian cottage brimming with character and with scope for extension and loft conversion. This pretty house has many fine features of the era complimented by more modern attributes and boasts a luxury bath/shower room, a substantial multi use garden cabin, ample parking to the front, a 120 foot rear garden, fire-pit area and a greenhouse. The accommodation in brief comprises, on the first floor, two double bedrooms and a luxury bath/shower room. An inviting ground floor of restored floorboards hosts an open plan dining room and sitting room with a multi fuel log burner set within exposed original brickwork. A stylish modern Shaker style kitchen offers underfloor heating, built in appliances and a larder cupboard, off which is a lean-to style boot room with access to the garden and a sunny utility area providing extra storage, and cloakroom. The rear garden enjoys a sunny Southerly aspect and the property benefits from a gas fired heating system to radiators and double glazed replacement fitments. In summary, The Vines is a special opportunity to buy a unique character family home in semi-rural haven offering endless possibilities for those either up sizing or down shifting. NO ONWARD CHAIN

The accommodation comprises:

Quarry tiles steps to a covered Porch with opaque glazed **Front Door** opening to the

Entrance Hall
With exposed wood flooring through to the

Dining Room
Double glazed rear aspect, understairs recess with panelled walls, chimney breast with built in cupboard, wide opening to

Sitting Room
Double glazed front aspect, exposed brick chimney breast with fireplace recess housing multi fuel log burner on a slate hearth, radiator.

Kitchen
A stylish modern kitchen offering underfloor heating, a larder cupboard and fitted with a range of base and wall mounted cupboards and drawers in white shaker style having complementing Quartz effect worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with brushed metal monobloc tap, Lamon two plate touch control hob, Zanussi eye level double oven, space for a fridge freezer, pull out recycling bin drawer, space and plumbing for a dishwasher, white metro-style tiled splashback, downlighting, vinyl flooring, double glazed side aspect and double glazed stable door to the

Lean-To style boot room
An ideal area to dry the dogs, storage for coats, muddy wellies and golf clubs etc. Access to the rear garden and bin storage area.

To the rear of the Kitchen is a sunny **Utility area** with a double glazed skylight and double glazed door to outside. Worktop surface with cupboard under, space and plumbing for washing machine, two Oak shelves, track spot lighting. **Latch** door to

Cloakroom
Double glazed rear aspect , low level WC, vanity unit with inset wash hand basin, lattice fronted cupboards under, ceramic tiled walls, vinyl flooring, mirror fronted wall cabinet.

From the Entrance Hall a staircase rises to the

First Floor Landing
With display shelving, loft hatch giving access to spacious loft space. The landing is perfectly proportioned to house a set of stairs to a **potential loft conversion**, to easily add a further 1 or 2 bedrooms and an en-suite bathroom (subject to planning. Neighbours both sides have achieved this).

Bedroom 1
Twin double glazed front aspect, cast iron fireplace with louvre fronted double width cupboards either side, two radiators.

Bedroom 2
Double glazed rear aspect, cast iron fireplace, double width wardrobe cupboard with overhead storage over to one side, radiator.

Luxury Bath/Shower Room
Double glazed rear aspect comprising double ended free standing bath having chromium taps and filler, large quadrant shower cubicle with chromium thermostatic control, wall bracket and hand shower and over head drencher unit, tile effect acrylic panels, pedestal wash hand basin with chromium mixer tap and tile effect splashback, Victorian style WC with overhead cistern, radiator, wood effect vinyl flooring, airing cupboard housing hot water cylinder and shelving.

OUTSIDE

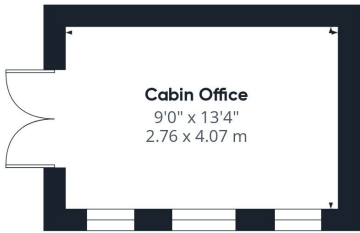
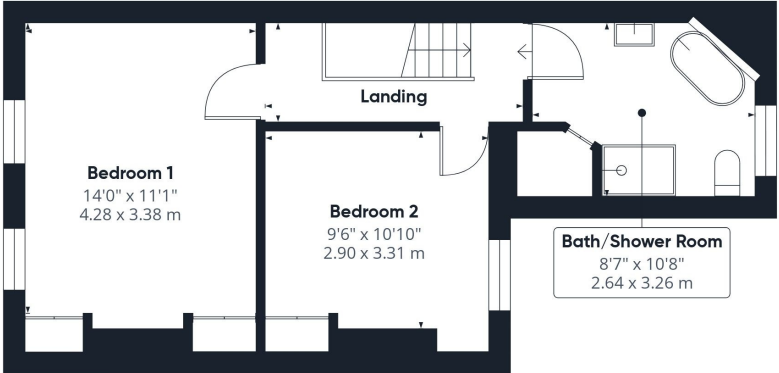
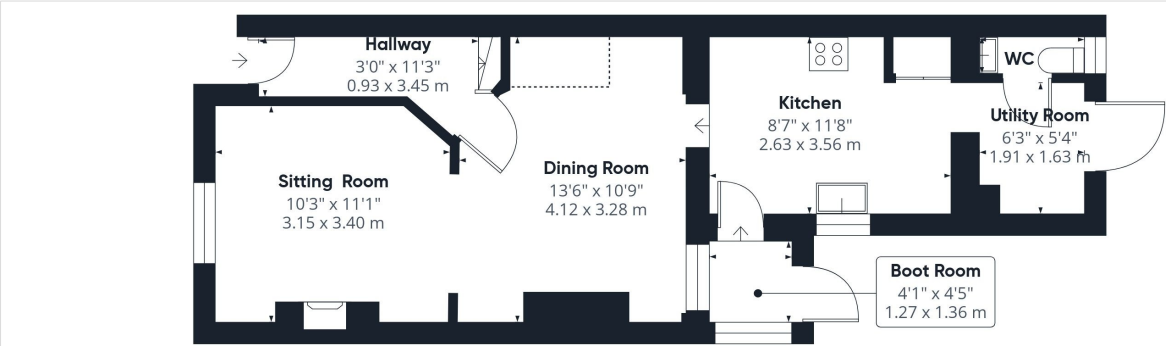
At the front of the property, a pebble hard standing provides comfortable parking for three/ four cars, side path and covered area with gated access to the side courtyard and to the rear where there is a long sunny South facing garden which is a true highlight especially in the summer when it's bursting with colour from established shrubs and scented roses. A characterful restored brick out building has been transformed into a cosy outdoor snug complete with seating under a vine covered pergola, perfect for Alfresco dining and entertaining. This property offers ample space for outdoor socialising as further down the garden past the apple and plum trees there is a beautiful designed area for entertaining around a firepit.

For those working from home there is a newly constructed **garden office room** which complete with under floor heating and internet could also be used as a teenager den, sleepovers or a creative retreat. At the far end of this established cottage garden a large shed provides storage along with a greenhouse and beds area with strawberry and raspberry bushes with composting bins and water butts, all perfect for an aspiring veg grower.

Council Tax Band - D

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 25/5913/12/12



Approximate total area ⁽¹⁾		
983 ft ²		
91.5 m ²		
Reduced headroom		
11 ft ²		
1 m ²		
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(105 plus)	A	90
(81-101)	B	
(55-80)	C	69
(39-54)	D	
(21-38)	E	
(14-20)	F	
Not energy efficient - higher running costs	G	
England & Wales		
EU Directive 2002/91/EC		
(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.		
GIRAFFE360		

