



**3 Swallowfield Close, Mannings Heath, RH13 6JF**

Offers in Region of **£900,000**



A versatile and superbly presented 4 double bedroom, 2 reception room, 4 bathroom detached New England style house with stunning landscaped gardens, large, gated driveway and 18' x 9'8 studio/office. This rarely available home was built in the 1960s for the agricultural workers of the Swallowfield Estate and has been the subject of a major transformation in recent years. The property is situated in a tranquil position within this exclusive residential close of unique houses, within striking distance of major transport links, highly regarded schools, fabulous country walks and a short drive of Horsham town centre. The accommodation comprises: oak framed porch, well-proportioned sitting/dining room with wood burner, useful under stairs storage and French doors onto the entertaining area. An open archway flows effortlessly into the kitchen/breakfast room which has been sympathetically refitted with a beautiful selection of Shaker style units, Quartz & Oak work surfaces, and breakfast island that sits 4. Integrated appliances include a range cooker and extractor and there is space for an American fridge/freezer and dishwasher. A further set of double doors leads onto the garden. The inner hallway provides access into the study/office, utility room and great sized guest bedroom with en suite shower room (currently laid out as a formal dining room). A fabulous, vaulted bedroom and family bathroom completes the ground floor accommodation. From the sitting/dining room a staircase rises to the first floor. The panelled principal bedroom is equipped with a walk-in wardrobe, eaves storage and en suite bathroom. The 2nd bedroom again with walk-in wardrobe enjoys the benefit of eaves storage and en suite shower room. Additional benefits include oil fired central heating with replaced radiators throughout, newly replaced switches, sockets and light fittings, double glazed windows, newly redecorated and wallpapered throughout and drip irrigation system. The secure gated driveway provides ample parking for at least 3 vehicles. The 18' x 9'8 formal garage has been converted into a pottery and offers a perfect space for hobbies or an office. It could also be converted back to a garage, if required. The 85' wide by 71' deep plot has been skilfully planted with a substantial number of shrubs, plants, and trees from 'Architectural Plants' to ensure a maximum amount of privacy is maintained throughout. This garden is an absolute gem and offers a peaceful environment for those that entertain and keen gardeners. A lawned area of garden leads to a summerhouse - ideal spot to read or simply enjoy the outlook. An expansive Indian Sandstone patio is located to the side of the property and wraps around to the rear and provides ample space for barbecues, family get-togethers, and a sundowner.

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Council Tax band: G

Tenure: Freehold

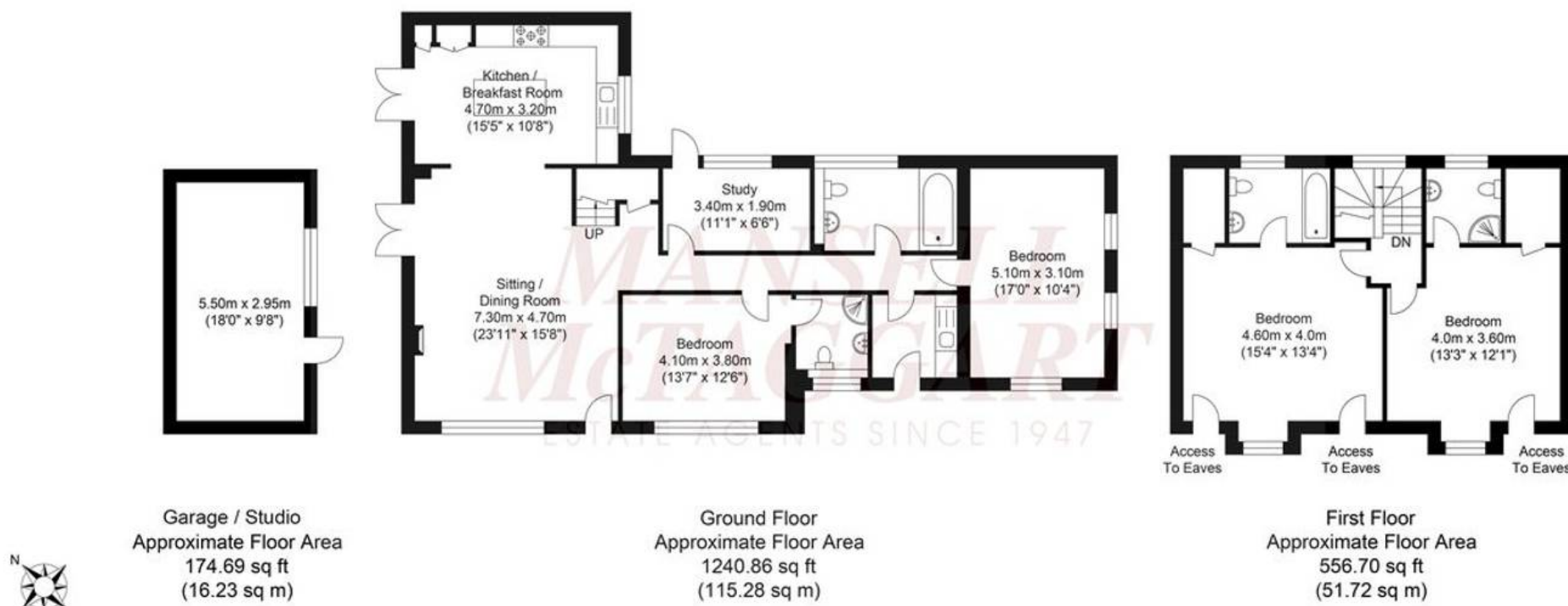
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 4 double sized bedrooms – 2 ground floor and 2 first floor
- 2 reception rooms
- 4 bath/shower rooms – 3 en suite
- Superbly presented and versatile New England style detached house
- Fantastic plot with privacy and perfect for entertaining and keen gardeners
- Gated driveway with parking for at least 3 vehicles plus pottery/studio/office
- Stunning kitchen/breakfast room and separate utility room
- Exclusive and tranquil residential close within this popular village
- Striking distance of major transport links, excellent schools, beautiful walks and Horsham town centre







Approximate Gross Internal Area (Excluding Outbuilding) = 167.0 sq m / 1797.57 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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