



**Guide Price**  
**£440,000**

**Freehold**

3x  1x  1x 

**Barleycroft, Cowfold,  
Horsham, West Sussex,  
RH13**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- A spacious family home
- Quiet cul de sac position in a popular village location
- Extension to the rear provides additional living space
- Parking for 4 cars and detached garage/workshop with remote control door
- With no onward chain

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Cloakroom
- Kitchen: 11'6 x 8'3 (3.51m x 2.52m)
- Lounge: (L-shaped) 10'3 x 8'10 (3.13m x 2.69m) plus 10'5 x 17'9 (3.18m x 5.41m)
- Dining Room: 13'1 into bay x 11'5 (3.99m x 3.48m)

### FIRST FLOOR

- Landing
- Bedroom 3: 9'7 x 8'10 (2.92m x 2.69m)
- Shower Room: 7'8 x 4'9 (2.34m x 1.45m)
- Bedroom 2: 12'9 x 8'5 (3.89m x 2.57m)
- Bedroom 1: 11'7 x 11'6 (3.53m x 3.51m)

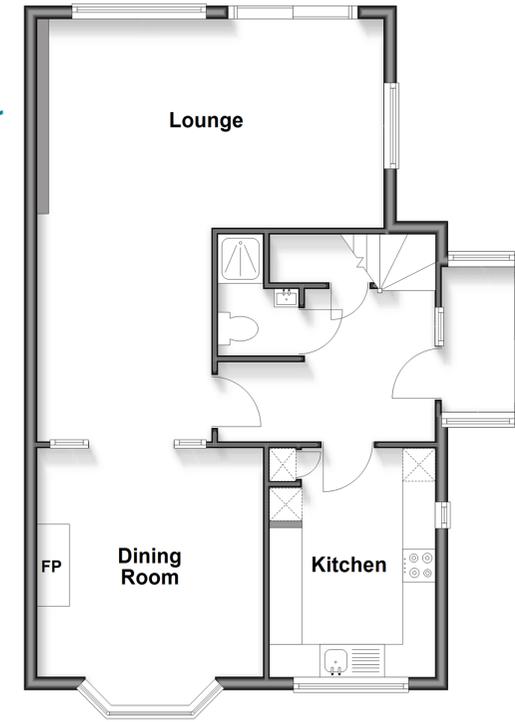
### OUTBUILDING

- Garage: 17'8 x 8'4 (5.39m x 2.54m)

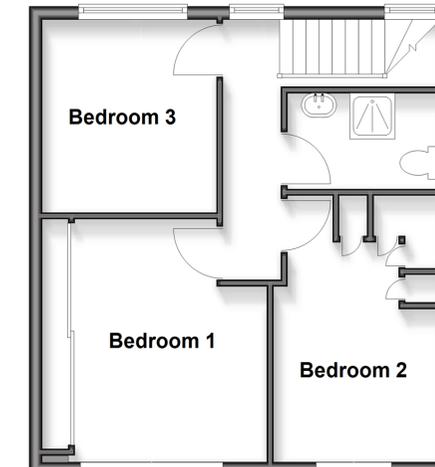
### OUTSIDE

- Workshop: 8'4 x 6'3 (2.54m x 1.91m)
- Front & Rear Garden
- Off Road Parking

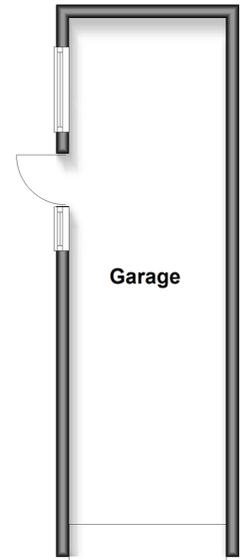
Ground Floor  
Approx. 62.0 sq. metres (667.6 sq. feet)



First Floor  
Approx. 41.5 sq. metres (446.5 sq. feet)



Outbuilding  
Approx. 19.5 sq. metres (209.7 sq. feet)



Call Horsham - 01403 269268 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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