

4 Station Road, Cowfold, RH13 8DB

In Excess of £475,000

MANSELL McTAGGART

Trusted since 1947

- 3 well proportioned bedrooms
- 2 receptions rooms
- Semi detached house built in the 1920s
- Driveway for at least 4 vehicles
- Superb 23'11' x 13'4' kitchen/dining room with utility room
- 112' garden with privacy and 2 studios with power
- Direct access onto a footpath providing walking trails
- 2 bath/shower rooms - 1 en suite
- Potential to convert the loft and enlarge to the rear
- Close to schools, transport links and Horsham town centre

A charming and greatly improved 3 bedroom, 2 reception room semi detached house, built in the 1920s with fantastic 23'11' x 13'4' kitchen/dining room, driveway for at least 4 vehicles, 2 studios with power, 112' garden with with privacy and direct access onto a footpath.

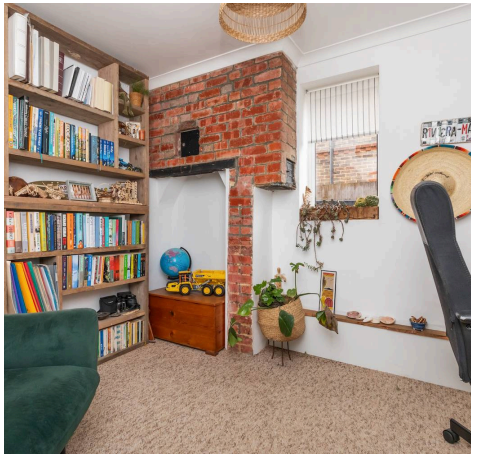
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:











A charming and greatly improved 3 bedroom, 2 reception room semi detached house, built in the 1920s with fantastic 23'11' x 13'4' kitchen/dining room, driveway for at least 4 vehicles, 2 studios with power, 112' garden with with privacy and direct access onto a footpath. The property offers scope to convert the loft and extend to the rear and is situated in this popular village, close to excellent schools, major transport links, beautiful walks and Horsham town centre. The accommodation comprises: entrance porch with ample space for shoes and coats, family room/occasional bedroom and sitting room with open fire. The 23'11 × 13'4 kitchen/dining room with bi-folding doors onto the garden is fitted with an attractive range of units, breakfast bar that seats 3/4 and island. The integrated appliances include induction hob, 2 ovens, wine fridge and dishwasher. A door leads into the inner hallway, useful utility room with large understairs storage and remodelled family bath/shower room. From the hallway a staircase rises to the first floor with access into the partially boarded loft with pull-down ladder and lends itself for conversion. The principal bedroom is equipped with fitted wardrobes and newly installed en suite shower room. There are 2 further well-proportioned bedrooms. Benefits include double glazed windows and oil-fired central heating to radiators. A driveway provides parking for at least 4 vehicles. The 112' x 31' rear garden is a particular feature and offers an excellent degree of privacy. The garden is predominantly lawned with well stocked borders and substantial paved entertaining area with barbecue. A decked seating area is situated to the rear of the plot with plenty of space for a plunge pool. A 22'7' x 7'2' studio with power is prime for a gym or workshop and there is a newly constructed 16'8 × 11'1 timber framed office with fine outlook over the adjoining fields. A gate leads onto a footpath providing walking trails.


CAFÉS DO BRASIL







Cowfold is a delightful village to the south of Horsham. Centred around the historic Anglican church of St. Peters and village hall, a highly regarded primary school, convenient Co-Op store, beauty salon, hairdressers/barbers, florist and Indian restaurant, cafes, everyday needs are well catered for. A highly regarded and reviewed farm shop, 'Jeremy's Two' is at hand for quality produce. The recreational grounds and play areas offer families a local space for leisure and hold public events throughout the year. Beautiful country walks are on your doorstep. Close by, the exclusive South Lodge Hotel & Spa is a spectacular venue for alfresco afternoon tea with breath-taking views or dinner at a selection of outstanding restaurants. The local public house provides fine food and ambience. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
Approximate Floor Area
777.80 sq ft
(72.26 sq m)

First Floor
Approximate Floor Area
351.33 sq ft
(32.64 sq m)

Outbuilding
Approximate Floor Area
163.18 sq ft
(15.16 sq m)

Outbuilding
Approximate Floor Area
179.54 sq ft
(16.68 sq m)

Approximate Gross Internal Area (Excluding Outbuildings) = 104.90 sq m / 1129.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE
01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

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