



Guide Price
£850,000

Freehold

4x  2x  3x 

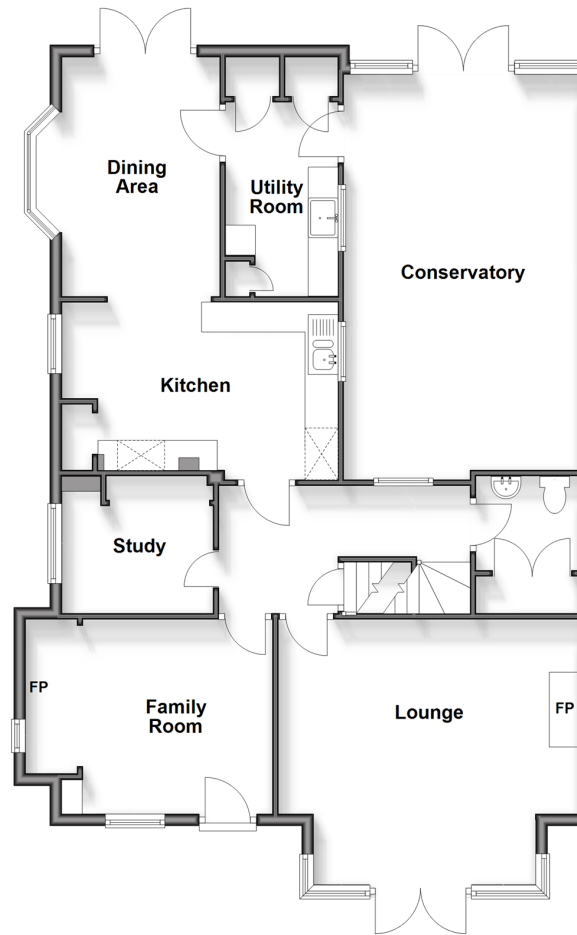
**Cripplegate Lane,
Southwater, RH13**

OVER 60?

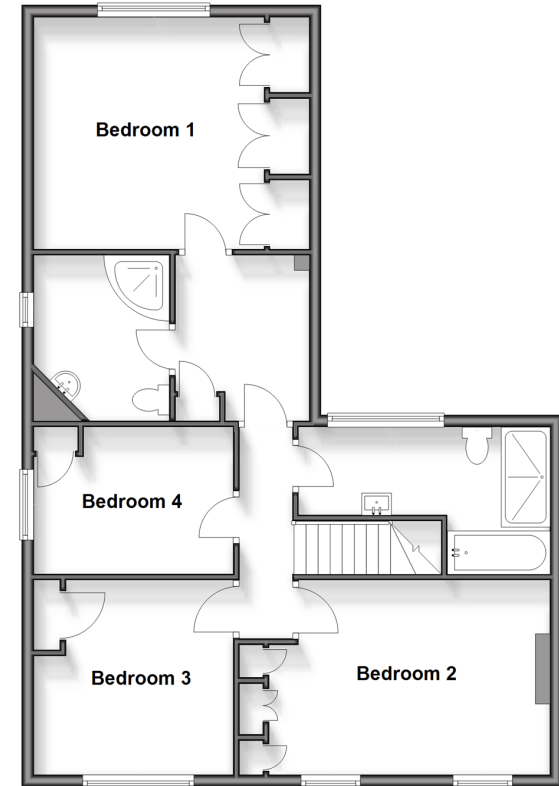
Secure this property
for up to **59% less!**

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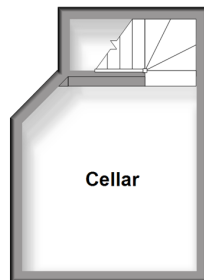
Ground Floor
Approx. 115.1 sq. metres (1239.2 sq. feet)



First Floor
Approx. 81.5 sq. metres (877.6 sq. feet)



Basement
Approx. 11.3 sq. metres (121.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall/Family Room: 10'8 x 10'3
(3.25m x 3.13m)

Cloakroom

Study: 8'1 x 7'9 (2.47m x 2.36m)

Sitting Room: 16'5 x 13'7 (5.01m x 4.14m)

Kitchen/Dining Area: 22'1 x 14'8 (6.74m x 4.47m)

Utility Room: 10'7 x 6'2 (3.23m x 1.88m)

Conservatory: 21'6 x 12'11 (6.56m x 3.94m)

FIRST FLOOR

Landing

Family Bath & Shower Room

Bedroom 1: 12'5 x 12'0 up to fitted wardrobes (3.79m x 3.66m)

Dressing Area

En-Suite Shower Room

Bedroom 2: 14'8 x 10'6 (4.47m x 3.20m)

Bedroom 3: 11'9 x 10'7 (3.58m x 3.23m)

Bedroom 4: 11'5 x 7'8 (3.48m x 2.34m)

BASEMENT

Cellar: 10'2 x 9'7 (3.10m x 2.92m)

OUTSIDE

Front Garden

Rear Garden

Driveway



Main features

- Stunning family home in sought after location
- Built around 1795 and extended in the 1920's
- Beautiful kitchen/dining area overlooking the large rear garden
- Handy cellar storage, some original timber beams, gorgeous inglenook fireplace and wonderful master en-suite
- Situated on 0.285 acres backing onto the renowned Country Park



Nearest Schools

Primary Schools: Southwater Infants School, Southwater Junior School, St Andrews CofE Primary Southwater, William Penn Primary School Coolham
Secondary Schools: Tanbridge House School Horsham, Millais Girls School Horsham, Forrest Boys School



Transport Information

Train Stations: Christs Hospital 2.2 miles, Horsham 3.3 miles, Billingshurst 4.3 miles



Address

Cripplegate Lane, Southwater, RH13



Directions

For directions to this property please contact us.



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Call Southwater Branch 01403 731901 ■ 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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