

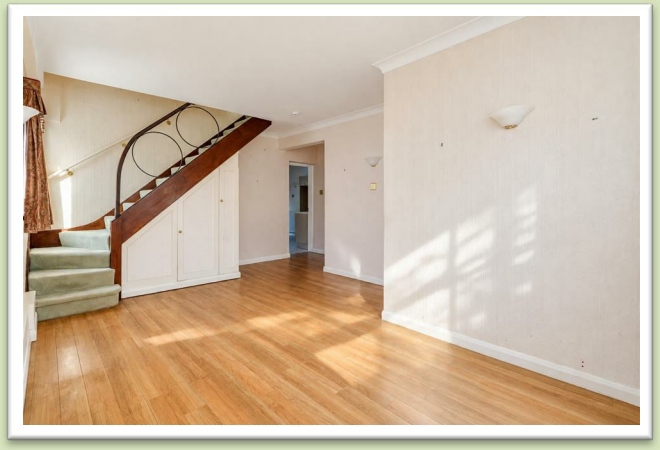
Pound Lane, Mannings Heath, West Sussex, RH13 6JL

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Offers Over £900,000







A wonderful opportunity to create a truly impressive home in one of the area's most desirable village locations. Set within the sought-after village of Mannings Heath, this spacious and characterful property combines generous accommodation, beautiful mature gardens and views across the surrounding countryside, while also offering the considerable advantage of a self-contained one-bedroom annex. Whether required for multi-generational living, independent accommodation for a family member or simply additional flexibility, the annex adds an exciting dimension to this already substantial home.

The property is discreetly positioned behind established fencing and hedgerows, creating a lovely sense of privacy from the road. There is ample driveway parking to the side, leading to an impressive double garage, while the mature gardens provide an exceptional outdoor setting, with established trees, well-stocked borders, various seating areas and wonderful views across the field beyond.

Inside, the accommodation is equally impressive, with a welcoming entrance hall leading to a useful cloakroom and a particularly spacious sitting room. Featuring attractive period details, twin-aspect windows, double bay windows and French doors opening directly onto the gardens, this is a wonderful room with plenty of natural light and an appealing connection to the outside. Further ground floor accommodation includes a separate dining room, a generous kitchen and a useful utility room.

A particularly exciting feature is the attached, self-contained annex, positioned beyond the main kitchen, which has its own sitting room, kitchen, bathroom and double bedroom, providing excellent versatility and genuine potential for those looking for accommodation that can adapt to changing needs.

Upstairs, there are three generous double bedrooms, including an impressive principal bedroom with its own en-suite shower room. A further bedroom benefits from a Jack and Jill arrangement with the main family bathroom, creating a practical and flexible layout for family life.

Outside, the gardens are a real highlight. Mature planting, established trees and attractive borders create a secluded and peaceful environment, while the rear courtyard garden serving the annex enjoys particularly lovely views across the adjoining fields. With additional seating areas positioned throughout the grounds, there are plenty of opportunities to enjoy the garden and surrounding countryside.

Although the property would benefit from modernisation, its combination of space, character, annex accommodation, substantial gardens, countryside views and excellent parking makes this a particularly exciting opportunity. For those with the vision to update and enhance, this could become a truly outstanding family home in the heart of highly desirable Mannings Heath.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL 6'4" x 6'0" (1.93m x 1.83m)

CLOAKROOM 3'0" x 5'7" (0.91m x 1.70m)

SITTING ROOM 15'6" x 18'1" (4.72m x 5.51m)

DINING ROOM 15'1" x 16'8" (4.60m x 5.08m)

KITCHEN 15'0" x 11'0" (4.57m x 3.35m)

UTILITY ROOM 4'11" x 11'0" (1.50m x 3.35m)

INNER HALL 5'11" x 3'10" (1.80m x 1.17m)

ANNEX SITTING ROOM 11'10" x 13'1" (3.61m x 3.99m)

ANNEX KITCHEN 12'0" x 7'3" (3.66m x 2.21m)

ANNEX BEDROOM 10'4" x 11'6" (3.15m x 3.51m)

BATHROOM 5'3" x 8'11" (1.60m x 2.72m)

FIRST FLOOR

LANDING

BEDROOM ONE 16'7" x 16'8" (5.05m x 5.08m)

EN-SUITE BATHROOM 5'8" x 5'10" (1.73m x 1.78m)

BEDROOM TWO 11'6" x 13'8" (3.51m x 4.17m)

BEDROOM THREE 8'10" x 11'0" (2.69m x 3.35m)

FAMILY BATHROOM 5'11" x 11'0" (1.80m x 3.35m)

OUTSIDE

FRONT GARDEN

OFF ROAD PARKING

DOUBLE GARAGE 18'2" x 19'5" (5.54m x 5.92m)

REAR GARDEN

NO ONWARD CHAIN

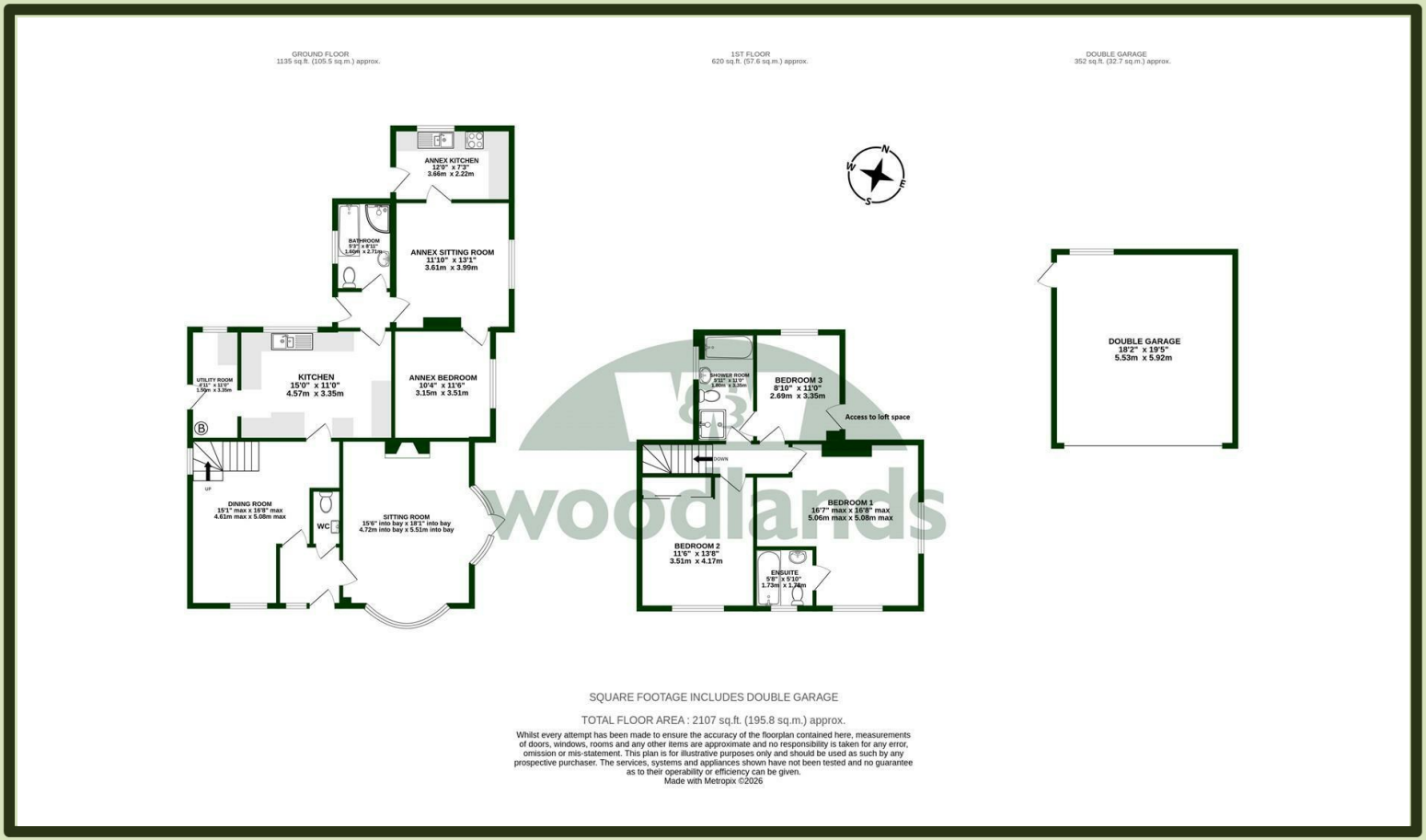
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www.woodlands-estates.co.uk

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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LOCATION: The Village of Mannings Heath is ideally located just a couple of miles south of Horsham, but with easy access to London, Gatwick and Brighton. This vibrant village has an active community with regular events being held by local groups such as open air-theatre on the green, quiz nights and summer fetes, there is a regular bus service to Horsham and Brighton, championship Golf course & Wine estate, and local convenience shop and petrol station. The village is within the school catchment area for St Andrew's, Primary School Nuthurst, with a local school bus pick up just a few yards from the property. The property is also within the catchment of Forest and Millais Secondary Schools.

DIRECTIONS: From Horsham proceed in an Easterly direction along the Brighton Road (A281). As you pass the village signpost for Mannings Heath, pass the Texaco garage on your right, and take the junction on the left into Pound lane.

COUNCIL TAX: Band G.

EPC Rating: To be confirmed

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS.

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