

Tel: 01403 270270

woodlands



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Standard	C (55-68)
Energy inefficient - higher running costs	D (39-54)
	E (21-38)
	F (1-20)
	G
Current	48
Possible	57

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

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.

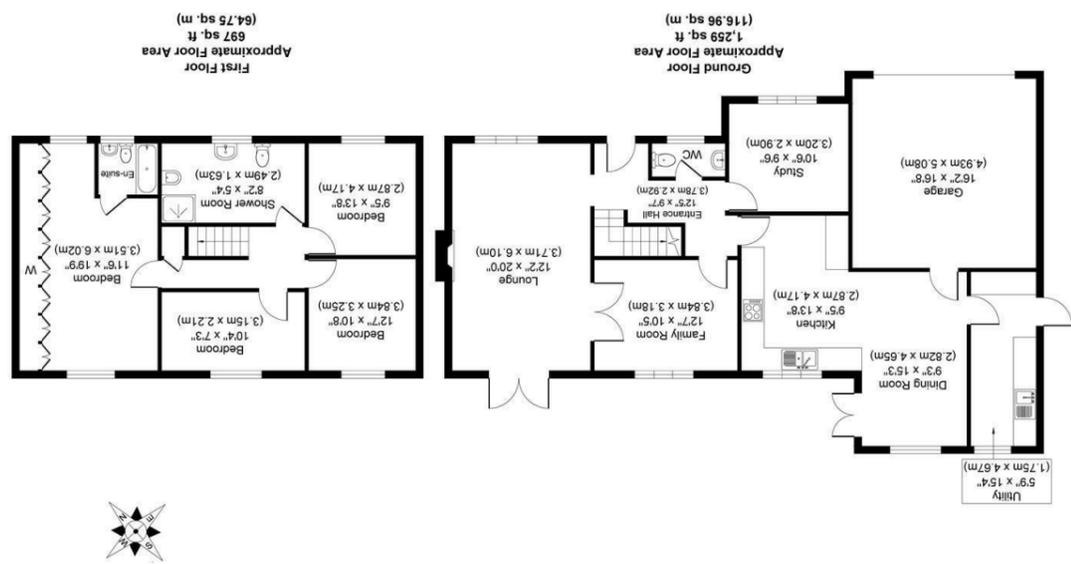
SCHOOL CATCHMENT AREA: For local school admissions Sussex County Council - West Sussex Grid for learning - and to find out about catchment areas, please contact West School Admissions, 0845 0751007. Or visit the Admissions Website.

EPC Rating: E
COUNCIL TAX: Band G

DIRECTIONS: From Horsham proceed in an Easterly direction along the Brighton Road (A281). Proceed into the village of Mannings Heath passing the Public House on the left hand side. Continue along this road and then take the next left into Church Road, sign posted Mannings Heath Golf Club. Take the third turning on the right into Winterpit Lane.

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 Nuturst and within the catchment of Forest and Millais Secondary Schools in Horsham.

Approx. Gross Internal Floor Area 1,956 sq. ft / 181.71 sq. m
Winterpit Close, RH13



Oakes, 5 Winterpit Close, Mannings Heath, West Sussex, RH13 6JY



Oakes, 5 Winterpit Close, Mannings Heath, West Sussex, RH13 6JY





Tucked away in the peaceful cul-de-sac of Winterpit Close, in the heart of the picturesque village of Mannings Heath, this beautifully extended and enhanced four-bedroom detached home offers the perfect blend of countryside charm and modern luxury. Just a couple of miles south of the vibrant, historic market town of Horsham, this exceptional property delivers the tranquillity of village life with the convenience of town amenities close at hand.

From the moment you arrive, the home impresses. A generous tarmac driveway provides ample off-road parking and leads to an attached double garage with electric roller doors, EV charging point, and fitted solar panels with a power bank - ideal for the environmentally conscious homeowner. Inside, the accommodation is both spacious and beautifully finished. A bright and welcoming entrance hall opens into a stunning dual-aspect lounge, featuring engineered flooring and French doors that lead seamlessly to the garden's covered pergola - complete with large-format tiles and an integrated heater, creating an inviting indoor-outdoor living space.

The dining room, currently enjoyed as a TV snug, and a separate study offer flexible living arrangements, while the heart of the home is undoubtedly the expansive kitchen/dining room. Extended in 2010, it boasts granite worktops, an integrated electric range cooker with induction hob, and flows through to a generously sized utility room.

Upstairs, the principal suite is a true retreat, offering fully fitted wardrobes and a stylish en-suite bathroom. All four bedrooms are doubles, with the fourth thoughtfully utilised as a dressing room. A contemporary family shower room completes the upper floor.

Outside, the south-west facing garden is perfect for alfresco dining and entertaining, soaking up the afternoon and evening sun in complete privacy.

This is a rare opportunity to own a standout family home in one of West Sussex's most desirable village locations - offering lifestyle, comfort, and convenience in equal measure.



Accommodation with approximate room sizes.

Max measurements shown unless stated otherwise.

ENTRANCE HALL 12'5 x 9'7 (3.78m x 2.92m)

LOUNGE 22'2 x 20'0 (6.76m x 6.10m)

FAMILY ROOM 12'7 x 10'5 (3.84m x 3.18m)

STUDY 10'6 x 9'6 (3.20m x 2.90m)

KITCHEN 13'8 x 9'5 (4.17m x 2.87m)

DINING ROOM 15'3 x 9'3 (4.65m x 2.82m)

UTILITY ROOM 15'4 x 5'9 (4.67m x 1.75m)

FIRST FLOOR

LANDING

BEDROOM ONE 19'9 x 11'6 (6.02m x 3.51m)

ENSUITE BATHROOM

BEDROOM TWO 13'8 x 9'5 (4.17m x 2.87m)

BEDROOM THREE 12'7 x 10'8 (3.84m x 3.25m)

BEDROOM FOUR 10'4 x 7'3 (3.15m x 2.21m)

SHOWER ROOM 8'2 x 5'4 (2.49m x 1.63m)

OUTSIDE

DRIVEWAY WITH AMPLE PARKING

ATTACHED DOUBLE GARAGE 16'8 x 16'2 (5.08m x 4.93m)

SOUTH WEST FACING REAR GARDEN



www.woodlands-estates.co.uk