Fernfield Cottage

Nuthurst Road, Maplehurst, West Sussex, RH13 6RE

Guide Price £1,150,000 Freehold

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

Fernfield Cottage, Nuthurst Road, Maplehurst, West Sussex, RH13 6RE

Positioned within the semi-rural hamlet of Maplehurst, surrounded by beautiful Sussex countryside yet conveniently situated just five miles south of Horsham, this immaculately presented four double bedroom detached family home has been lovingly refurbished by the current owners over recent years and now offers exceptionally spacious and versatile accommodation throughout. Maplehurst benefits from the highly regarded St Andrew's Church of England Primary School and enjoys easy access to Horsham's comprehensive amenities and transport links. The accommodation includes four generous double bedrooms, a superb principal suite, an exceptionally large sitting room centred around a magnificent inglenook fireplace, a cavernous dining room, study, playroom, and a newly fitted kitchen with adjoining utility room. Occupying a plot of just over one-third of an acre, the property also benefits from a recently replaced private drainage system which complies with current regulations, together with a substantial double garage offering excellent potential for conversion and extension above, providing significant scope for further enlargement, subject to the usual consents.

Covered Storm Porch A covered storm porch with brick pillar, spotlighting and a step rising to the front door.

Entrance Hall A welcoming and spacious entrance hall with a side aspect window, radiator and tiled flooring. Doors lead to the cloakroom, study, sitting room and kitchen, whilst double doors open into the playroom. There is a large understairs storage cupboard, and the entrance hall is partly vaulted to the landing above, creating a wonderful sense of space, with a front aspect window allowing additional natural light.

Sitting Room A wonderfully bright and spacious reception room featuring a bay-fronted window, an additional front aspect window, three radiators and wood flooring. Double doors open into the sunroom, whilst downlighting and a spectacular inglenook fireplace create an impressive focal point.

Cloakroom Fitted with a low-level WC and vanity wash hand basin with mixer tap and storage beneath. There is a vanity mirror with shelf and lighting, radiator, tiled flooring and an obscured side aspect window.

Study A bright dual-aspect room with front and side aspect windows, radiator and wood flooring. A concealed cupboard houses the electricity meter, fuse board and internet point.

Playroom A versatile additional reception room, currently used as a children's playroom, but equally suited as a snug, home office or bedroom. Featuring two side aspect windows, two radiators, wall panelling, downlighting and a feature fireplace with stone surround.

Kitchen Beautifully appointed, the kitchen comprises a range of eye and base level cabinets and drawers finished with wood-grain doors, complemented by marbled quartz worktops and upstands. There is a Franke inset sink with routed drainer and mixer tap, integrated fridge/freezer, space and plumbing for two dishwashers, clever storage solutions including a pull out waste disposal bin, larder cupboard and appliance cabinet with low-level drawers. There is space for a Rangemaster or Aga-style cooker with extractor hood above. Additional features include downlighting, herringbone flooring, a front aspect window and a door leading to the

Utility Room Fitted with a complementing range of wood-grain cabinets with oak worktops and a butler sink with brushed steel mixer tap. There is space and plumbing for a washing machine, space for a tumble dryer, a full-height broom cupboard, heated towel rail, downlighting, side aspect window and a door leading out to the rear garden.

Dining Room/Sunroom A generously proportioned dining room enjoying excellent natural light. Features include double doors and an internal window to the sitting room, French doors opening onto the rear garden, herringbone flooring, downlighting, a matching run of cabinets and worktops as found in the kitchen, and an open aspect into the kitchen itself.

From the entrance hall, stairs rise to the **First Floor Landing** where there is a front aspect window, radiator, downlighting and doors to all rooms. Two large storage cupboards include an airing cupboard housing the hot water tank with shelving above. A loft hatch provides access to the substantial loft space, which offers potential for conversion into additional accommodation, subject to the necessary consents.

Principal Bedroom A spacious principal bedroom suite with front aspect window, radiator, decorative wall panelling, downlighting and a door leading to the **Ensuite Shower Room** Comprising an oversized corner shower enclosure with concealed mixer valve, wall-mounted shower attachment and rainfall showerhead, vanity wash hand basin with marble top, mixer tap and storage beneath, and a low-level WC with dual flush. There is a heated towel rail, additional radiator, shaver point, vanity mirror with lighting and an obscured rear aspect window.

Bedroom Two A generous double bedroom with a double-width fitted wardrobe, an additional open wardrobe with display shelving, downlighting, radiator and side aspect window.

Bedroom Three A further double bedroom with rear aspect window, radiator and downlighting.

Bedroom Four A fourth double bedroom with front aspect window, radiator and downlighting.

Family Bathroom A spacious family bathroom comprising a panel-enclosed Jacuzzi bath with centrally positioned filler taps and handheld shower attachment, oversized corner shower enclosure with concealed mixer valve, wall-mounted shower attachment and rainfall showerhead, low-level WC with dual flush and a vanity wash hand basin with storage beneath. There is a heated towel rail, additional radiator, shaver point, vanity mirror with shelf and lighting, extractor fan and obscured side aspect window.

Garage A substantial double garage with twin roller doors to the front, personal door to the garden, window, power and lighting. There is additional storage within the roof space, together with the oil-fired boiler, electricity fuse board and meter. Given its size and position, the garage offers excellent potential for conversion into further living accommodation, subject to the usual consents.

Outside

To the front, the property is approached via a five-bar timber gate flanked by attractive post and rail fencing, evergreen planting and areas of lawn. The extensive driveway provides parking for numerous vehicles and leads to the double garage. Double timber gates screen the oil tank, whilst a further gate provides side access to the rear garden.

To the rear, a block-paved patio bordered by a dwarf wall creates an ideal space for outdoor entertaining. A covered walkway leads to the personal door of the garage. The majority of the garden is laid to lawn and interspersed with a number of mature specimen trees. Further features include raised planters, an attractive low-level crescent-shaped retaining wall constructed from local stone, and a barked area perfectly suited as a children's play space. In all, the plot extends to just over one-third of an acre.

Council Tax Band - G

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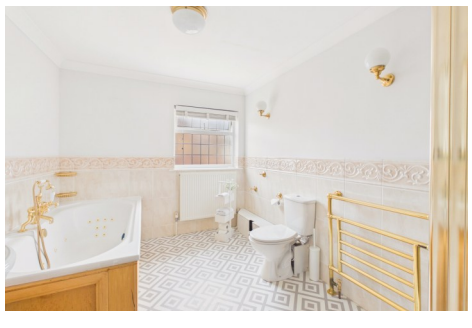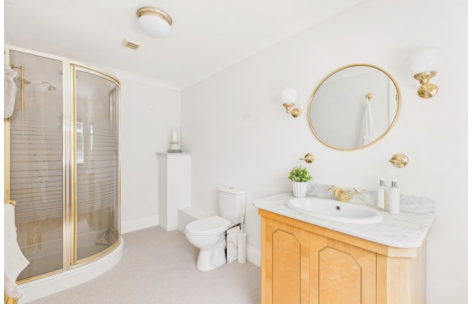
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