



## 3 Cooks Mead, Rusper

Guide Price £550,000



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Rusper, Horsham

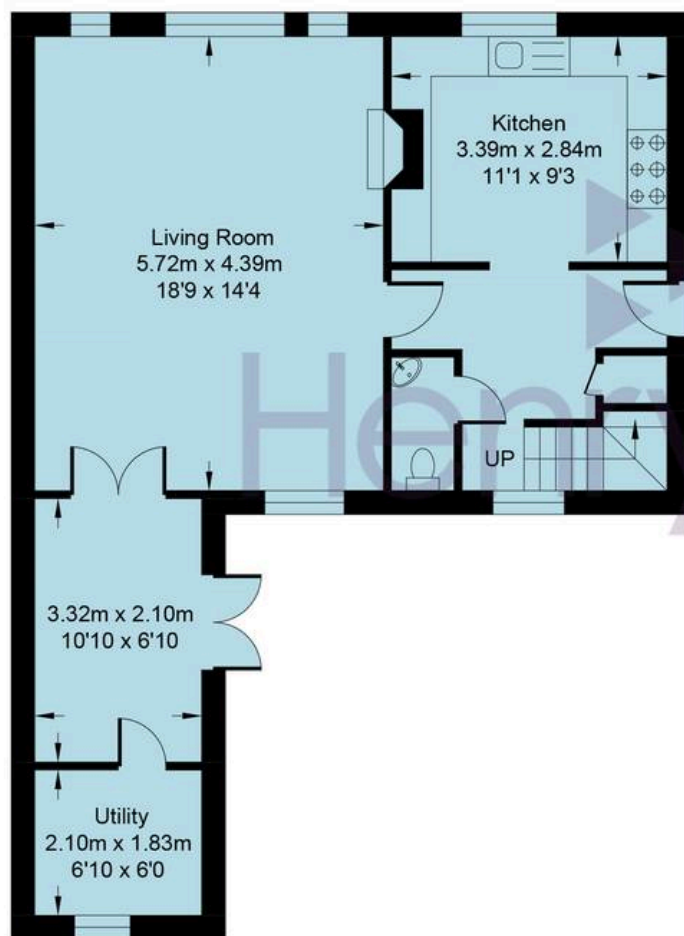
Set close to the heart of Rusper Village is this beautifully presented and extended semi detached house offering a good amount of space and has recently been updated and modernised by the current owners.

The property is situated on a good size plot with gardens to the rear, the front and the side giving a good amount of garden space to the property. Internally, the property really does present well with the generous lounge offering a feature fireplace with a log burner and there is a separate playroom to keep all the children's toys away from the sociable space if required.

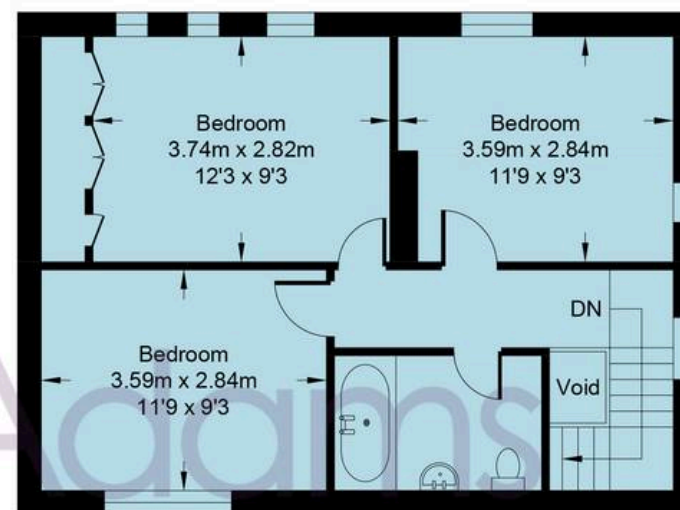
The kitchen has shaker-style wall and floor units and integrated appliances. All the bedrooms upstairs are of a good size but the principal bedroom also has built-in wardrobes. There is a modern contemporary bathroom upstairs.

This house is stylish and neutrally decorated and is an ideal property to move into without too much hassle.





GROUND FLOOR



FIRST FLOOR



## Cooks Mead

Approximate Area = 1101 sq ft / 102.3 sq m

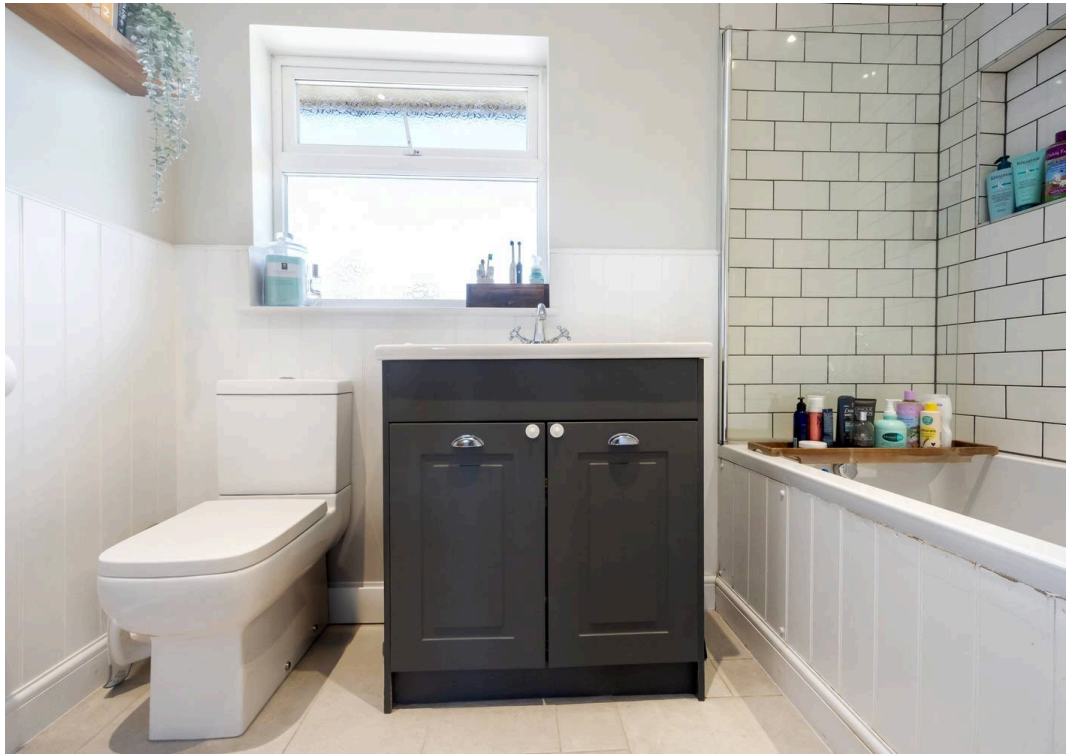
Total = 1101 sq ft / 102.3 sq m

For identification only - not to scale











- Semi Detached Family Home
- Three Bedrooms
- Located in Rusper Village
- Log Burner
- Play Room
- Modern Decor Throughout
- Generous Garden
- Access to Horsham Town Centre and Mainline Train Station

Rusper is nearby and easily accessible to Horsham, the village has a local shop with Post Office, there are also two pubs. Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downslink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E











## Henry Adams – Horsham

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