



Crantock, Henfield Road, Cowfold, RH13 8DW
Horsham

Guide Price **£950,000 – £975,000**



A superbly presented and skilfully designed 4/5 bedroom, 3/4 reception room detached house, built in the 1950s with impressive vaulted sitting room, principal bedroom suite, downstairs guest bedroom with en suite and no onward chain.

The property provides parking for at least 4 vehicles, garage and occupies a stunning 0.27 acre west facing plot.

This home is situated in this ever so popular village, within striking distance of excellent secondary schools served by bus service, primary school & nursery (in the village), major transport links, breath-taking country walks and Horsham town centre.

The accommodation comprises: entrance hallway with access into the integral garage, cloakroom and utility room. A door leads into the family room with wood burner and doors onto the garden and the kitchen/breakfast room has been refitted with an attractive range of units, integrated Neff appliances, Granite work surfaces and bar.

Beyond the family room is an inner hallway with family bathroom, separate cloakroom, a flight of stairs and access into the formal dining room. The dining room leads into a large guest bedroom with bespoke fitted wardrobes, en suite shower room and doors onto the west facing patio and garden. This would be ideal for an elderly relative or teenager and could be incorporated into the dining room to create an annex, if required.

From the entrance hallway a pair of double doors lead into the impressive vaulted Oak framed sitting room with slate flooring, under floor heating, Inglenook fireplace and 6 glazed doors onto the garden. A bespoke Oak staircase rises to the mezzanine study/occasional bedroom. Then into the well proportioned principal bedroom with feature bath, walk-in shower and separate cloakroom.

Bedroom 4 is fitted with an extensive range of wardrobes, chests, and other furniture including access to the linen cupboard. The great sized Bedroom 3 is off the first floor landing and offers an opportunity to create an en suite, if needed.

Benefits include double glazed windows, oil fired central heating to radiators (replaced boiler located in the utility room), megaflo water system, underfloor heating, full fibre-optic broadband to house, smart metered electricity.

A driveway provides parking for at least 4 vehicles, leading to the garage with power and scope to convert.

The 0.27 acre plot is a particular feature, offering an excellent degree of privacy and a prime spot for children and family get-togethers. The 117' x 69' wide (maximum measurement) west facing rear garden is predominantly lawned with well established borders, flower beds and substantial paved entertaining area. A timber framed shed and 12'1 x 9'6 summerhouse with power are located to the rear of the plot.

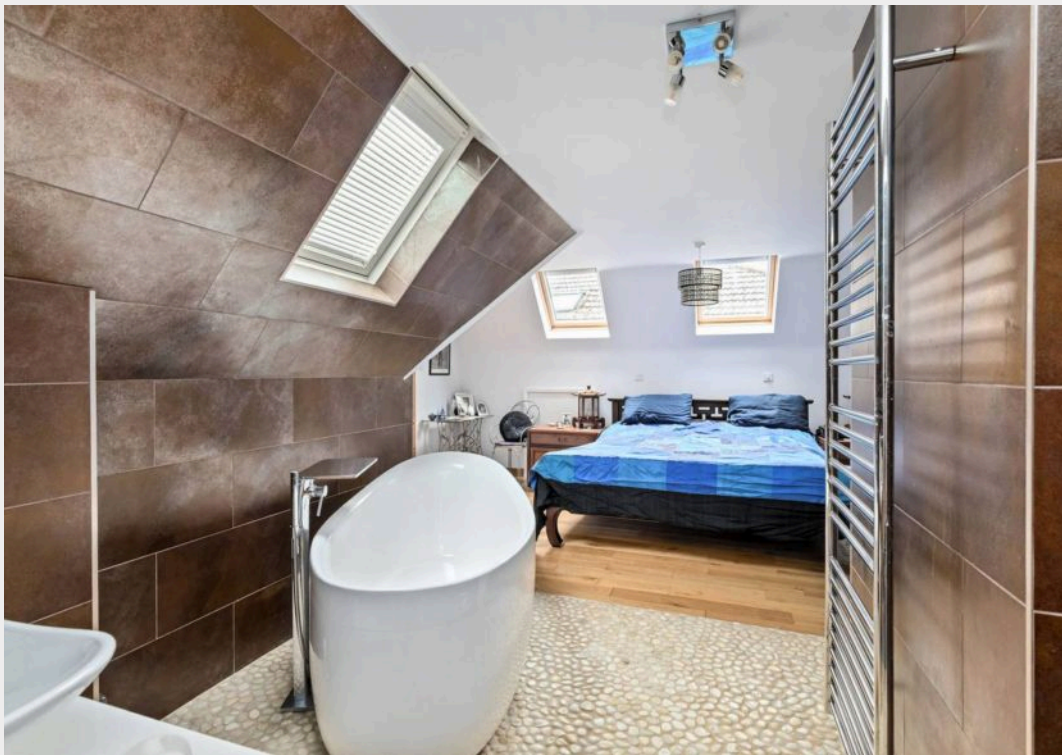
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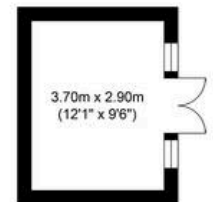
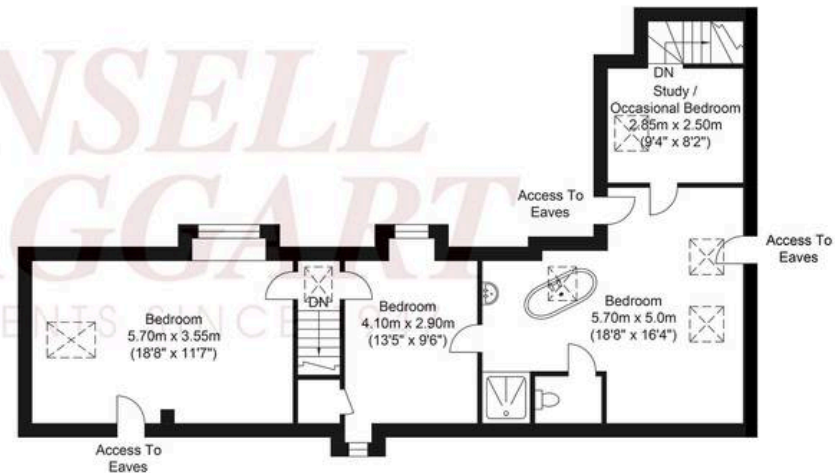
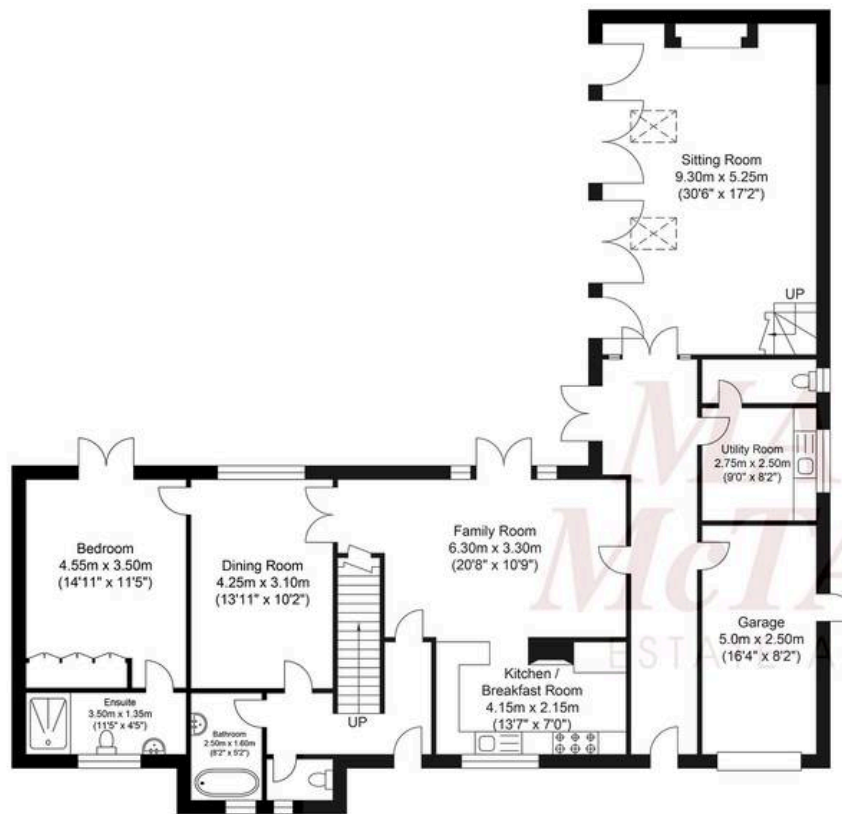
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Ground Floor
Approximate Floor Area
1647.84 sq ft
(153.09 sq m)

First Floor
Approximate Floor Area
770.15 sq ft
(71.55 sq m)

Outbuilding
Approximate Floor Area
115.49 sq ft
(10.73 sq m)

Approximate Gross Internal Area (Including Garage / Excluding Outbuilding) = 224.64 sq m / 2418.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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