



Little Barn Cottage, Bentons Lane, Dial Post, RH13 8NP

Guide Price £850,000 – £875,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 double sized bedrooms
- 5 reception rooms
- Well presented detached house built in 1985
- Fantastic semi-rural position with incredible views over the Knepp Estate
- Large driveway and planning permission for triple garage with ancillary accommodation over
- Superbly private 0.38 are west facing plot
- Ready to buy with no onward chain
- Desirable private lane close to walks, schools and transport links
- Optional downstairs bedroom

A superbly located and rarely available 3 double bedroom, 5 reception room detached house, built in 1984 occupying an immensely private 0.38 acre west facing plot, breath-taking views, optional downstairs bedroom and no onward chain.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





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The property is situated on a prestigious private lane, within striking distance of the Knepp Estate, excellent schools and major transport links.

The accommodation comprises: entrance hallway, sitting room with wood burner and French doors onto the garden, study/occasional bedroom and dining room with wood burner. The kitchen/breakfast room is fitted with an attractive range of limed Oak units, space for appliances, bar that seats 2 and family room with double doors onto the garden. Off the kitchen there is a conservatory, separate utility room, cloakroom and side access. Upstairs there is a double aspect principal bedroom with fitted wardrobes and en suite shower room. There are 2 additional double sized bedrooms with storage and shower room.

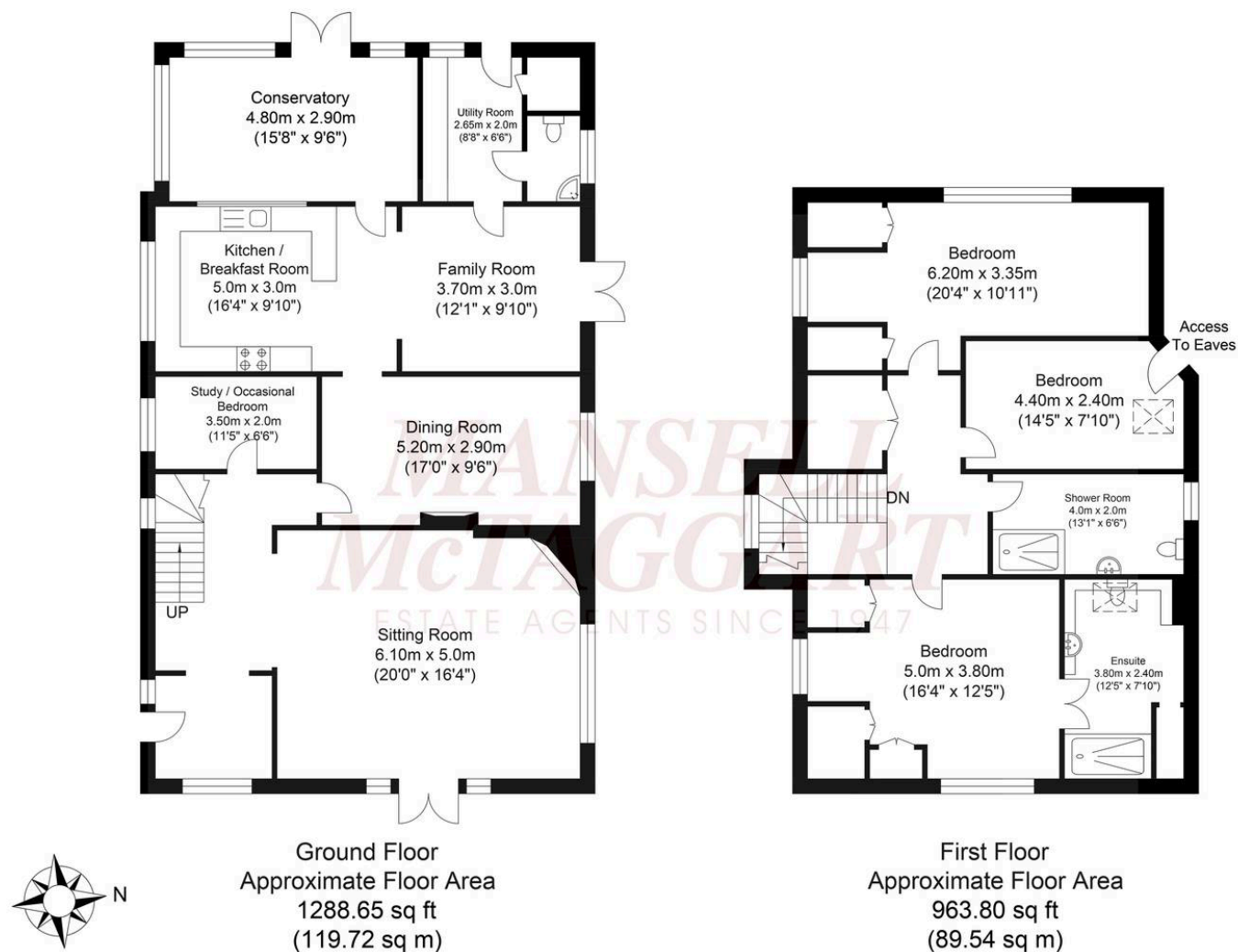
Benefits include: double glazed windows, heat source pump to radiators and Parquet flooring.

A large driveway provides parking for multiple vehicles, leading to the foundations of a triple garage with planning permission for ancillary accommodation over.

The 0.38 acre west facing plot is a particular feature and enjoys some spectacular views over the adjoining Knepp Estate. The garden is predominantly lawned with an established border, timber framed shed and substantial paved patio which is ideal for entertaining.

Dial Post is a small hamlet that boasts the outstanding Knepp Castle Estate with beautiful walks, farm shop, cafe, restaurant. The hamlet also has the popular Crown public house next to the village green which is used for community events, and the Tate Garden Centre is across the road with its wealth of facilities. There is a highly regarded primary school in nearby Shipley and excellent educational facilities exist for state and private sectors. The main schools are Steyning Grammar, Millais, Forrest, Collyers, BHASVIC, Christ's Hospital, Farlington and Lancing College. Nearby Ashington has a local Co-op with Post Office, BP garage with Marks & Spencers, chip shop, hairdresser, cafe and public houses. GP surgeries and veterinary practices are catered for locally. The vibrant town of Horsham is located north of Dial Post and offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





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