



12 Thornden, Cowfold, RH13 8AF

Guide Price £1,000,000 – £1,100,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 5 double sized bedrooms
- 3 reception rooms
- Spacious detached family home of 3,554 sq ft
- Built in 1958 and greatly improved
- Secluded 0.73 acre south and west facing plot
- Impressive principal bedroom suite
- Large driveway and double garage
- Planning permission for kitchen extension with roof terrace over DC/24/1791
- Close to transport links, schools, walks and shops

An extremely spacious and versatile 4 double bedroom, 3 reception room detached house of 3,554 sq ft, built in 1958, occupying a superbly private 0.73 acre south and west facing plot with large driveway, 28'1 x 15'7 garage and vaulted principal bedroom suite.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



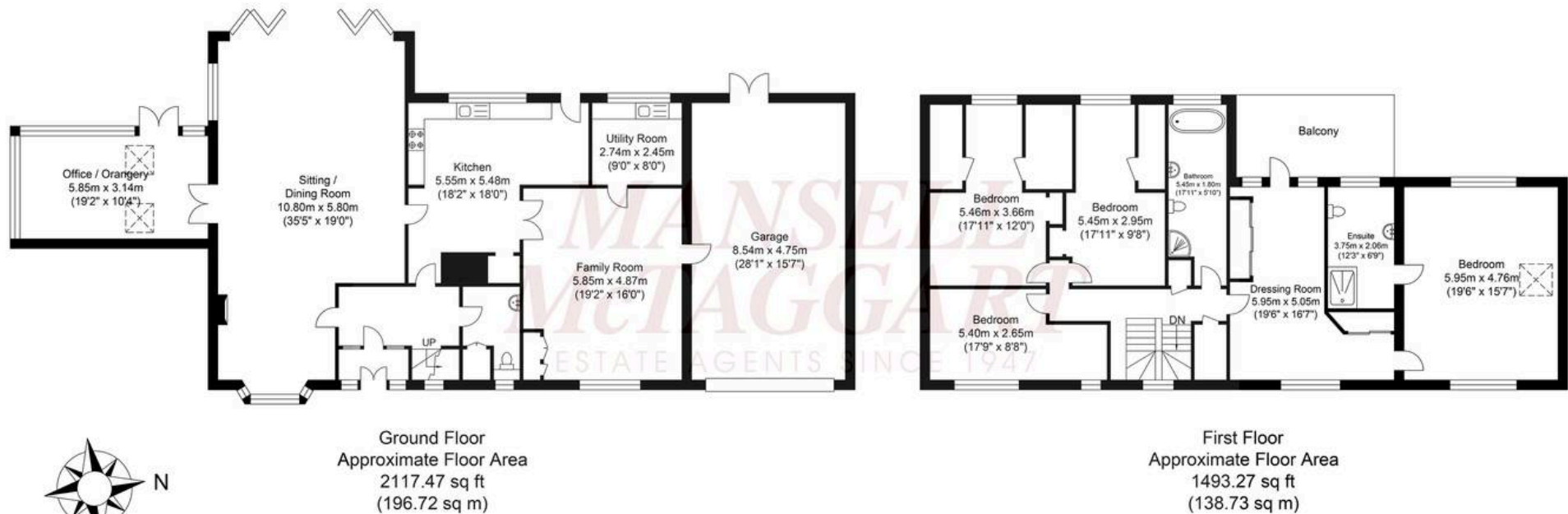


An extremely spacious and versatile 4 double bedroom, 3 reception room detached house of 3,554 sq ft, built in 1958, occupying a superbly private 0.73 acre south and west facing plot with large driveway, 28'1 x 15'7 garage and vaulted principal bedroom suite. The property is situated on a popular and charming residential development, within striking distance of major transport links, excellent schools, shopping facilities and beautiful country walks. The accommodation comprises: entrance porch, hallway, cloakroom, great sized sitting room with newly installed Rais wood burner, bi-folding doors onto the west facing garden and fantastic Oak framed study/family room. The kitchen/breakfast room is fitted with an attractive range of units with Granite work surfaces and well proportioned family room with access into the utility room and garage. There is an opportunity to relocate the kitchen into the sitting room or to incorporate the family room to create a family sized kitchen/dining/family room. Upstairs there is an impressive 19'6 x 15'7 vaulted principal bedroom with dressing room, fitted wardrobe, refitted en suite shower room and roof terrace. There are 3 further double bedrooms and refitted family bathroom with separate shower enclosure. Benefits include oil fired central heating to radiators, double glazed windows, Oak flooring, new carpeting, newly plastered in areas and re-decorated. A large driveway providing ample parking for multiple vehicles leads to the 28'1 x 15'7 garage with power and ample storage. The 0.73 acre south and west facing plot is a particular feature of the property and offers an excellent degree of privacy. The 210' wide x 138' deep rear garden is predominantly lawned with established borders, decked entertaining area and paved patio.



Cowfold is a delightful village to the south of Horsham. Centred around the historic Anglican church of St. Peters and village hall, a highly regarded primary school, convenient Co-Op store, beauty salon, hairdressers/barbers, florist and Indian restaurant, cafes, everyday needs are well catered for. A highly regarded and reviewed farm shop, 'Jeremy's Two' is at hand for quality produce. The recreational grounds and play areas offer families a local space for leisure and hold public events throughout the year. Beautiful country walks are on your doorstep. Close by, the exclusive South Lodge Hotel & Spa is a spectacular venue for alfresco afternoon tea with breath-taking views or dinner at a selection of outstanding restaurants. The local public house provides fine food and ambience. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. 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. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Approximate Gross Internal Area (Including Garage) = 335.45 sq m / 3610.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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