



1 Summer Meadow, Henfield Road, Cowfold, RH13 8FY

Guide Price **£500,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 well proportioned bedrooms
- Beautifully presented semi detached house built in 2020
- Driveway for 2 vehicles and EV charger
- Superb views from garden and principal bedroom
- Principal bedroom with en suite
- High specification and efficient home
- West facing garden
- Select development close to walks, transport links, schools and Horsham

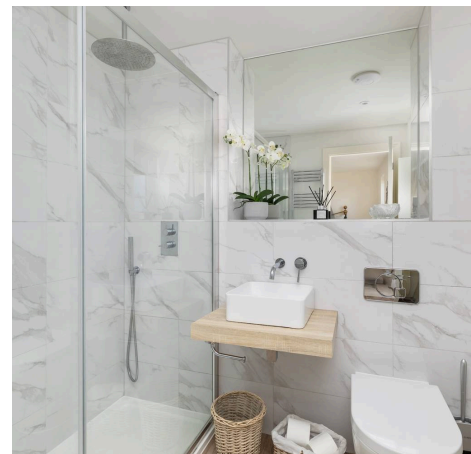
A superbly located and high specification 3 bedroom semi detached house, built in 2020 with some breath-taking westerly views over countryside, en suite, driveway for 2 vehicles and pleasant garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





A superbly located and high specification 3 bedroom semi detached house, built in 2020 with some breath-taking westerly views over countryside, en suite, driveway for 2 vehicles and pleasant garden.

The property is situated on a select development of homes, within striking distance of excellent schools, major transport links, stunning country walks and Horsham town centre.

The accommodation comprises: entrance hallway, cloakroom and sitting/dining room with bi-folding doors onto the garden.

The kitchen is fitted with an attractive range of units, Quartz work surfaces and fully integrated appliances.

On the first floor there is a fully boarded loft which could be converted into further accommodation, if required. The principal bedroom with stunning views over adjoining countryside is equipped with dressing area, fitted wardrobes and en suite shower room.

There are 2 further well proportioned bedrooms with fitted storage and family bathroom.

Benefits include remainder of new build guarantee, engineered Oak flooring, double glazed windows, fibre-optic broadband, under floor heating (boiler located in the kitchen) and Ring doorbell.

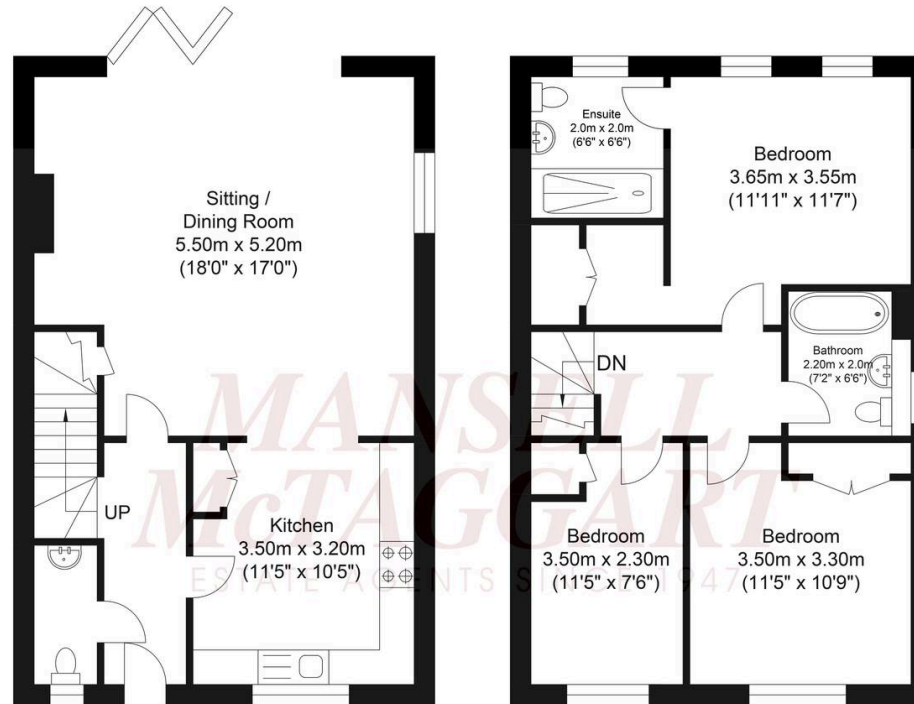
A driveway provides parking for 2 vehicles with EV charger.

The 39' x 26' west facing rear garden with fine outlook is predominantly lawned with Sandstone patio. There is a timber framed shed, 2 further storage sheds and side access.

NB. site charge £480 per annum.

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.





Ground Floor
Approximate Floor Area
520.97 sq ft
(48.40 sq m)

First Floor
Approximate Floor Area
520.97 sq ft
(48.40 sq m)

Approximate Gross Internal Area = 96.80 sq m / 1041.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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