



5 Brick Kiln Close, Plummers Plain, RH13 6TB

Offers in Region of £680,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 double sized bedrooms
- 2 reception rooms
- Well presented and spacious detached house built in 1988
- Principal bedroom with en suite
- Direct access onto playing fields
- Driveway for 2 vehicles
- 71' x 57' south facing garden
- Close to transport links, excellent schools and country walks
- Double garage with power

A spacious and well presented 4 double bedroom, 2 reception room detached house, built in 1988 with driveway for 2 vehicles, double garage and 71' south facing garden with direct access onto playing fields

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





A spacious and well presented 4 double bedroom, 2 reception room detached house, built in 1988 with driveway for 2 vehicles, double garage and 71' south facing garden with direct access onto playing fields. The property is situated on a small and conveniently located development, within easy access of excellent schools, major transport links and country walks.

The accommodation comprises: good sized entrance hallway, cloakroom, sitting room with open fire and French doors onto the garden and separate dining room.

The kitchen/breakfast room is fitted with an attractive range of units and useful utility room.

On the first floor there is a principal bedroom with fitted wardrobes and beautifully refitted en suite shower room.

There are 3 additional double bedrooms with fitted wardrobes and re-modelled family bathroom.

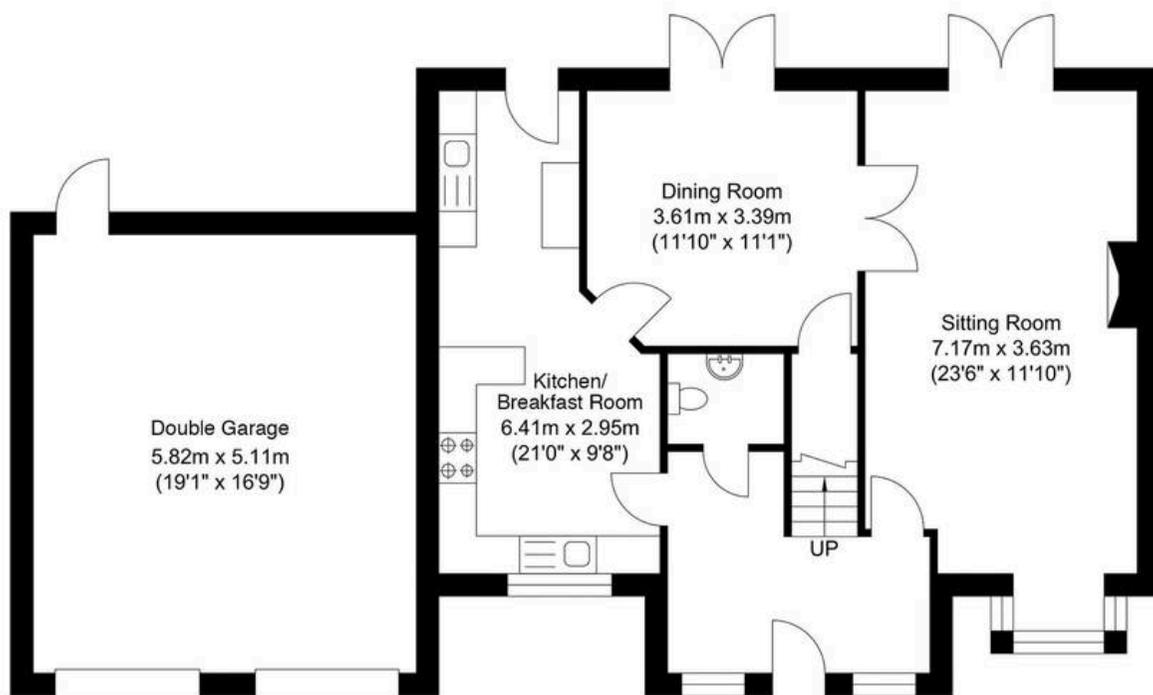
Benefits include double glazed windows and oil fired central heating to radiators.

A driveway provides parking for 2 vehicles, leading to the double garage with power and ample eaves storage.

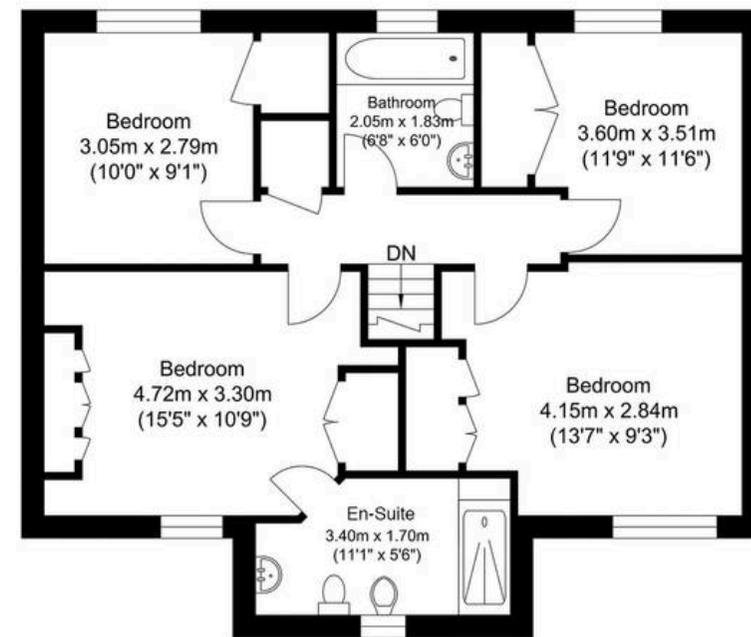
The 71' x 55 south facing garden offers an excellent degree of privacy and has direct access onto the playing fields. The garden is predominantly lawned with well stocked borders, fruit trees and paved patio.

Lower Beeding is a charming village between the North and South Downs, south-east of Horsham and on the edge of St. Leonards Forest. The village centres around the Holy Trinity Church of England and primary school and a welcoming public house. Lower Beeding is home to the magnificent Leonardslee Gardens, a 240-acre estate featuring outstanding scenery for the perfect day out, farm shop, afternoon tea, café, hotel and quality dining at the Michelin Star 'Interlude' restaurant. Leonardslee also holds wonderful public events throughout the year and Christmas is quite spectacular with illuminated and enchanted themed evenings. 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. There are some beautiful walks from here and to the South of the hotel. Two public houses within reach provide fine food and ambience. Mannings Heath Golf Club offers beauty and leisure facilities and further restaurant choices. 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
 1036.88 sq ft
 (96.33 sq m)



First Floor
 Approximate Floor Area
 690.72 sq ft
 (64.17 sq m)

Approximate Gross Internal Area = 160.50 sq m / 1727.60 sq ft
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