



4 South Leas, Henfield Road, RH13 8GZ
Guide price £800,000 – £850,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 double sized bedrooms
- 2 reception rooms
- Immaculately presented and spacious detached house built in 2006
- Principal bedroom with en suite
- Great sized kitchen/dining room and utility
- Extremely private south facing garden backing onto fields
- Turn key and no onward chain
- Select development of only 5 detached homes
- Driveway for 5 vehicles and garage with power
- Striking distance of schools, shops, walks and transport links
- Air conditioning to 4 rooms

A superb 4 double bedroom, 2 reception room detached house, built in 2006 by Chalvington Barns with 30'4 x 13'9 kitchen/dining room, en suite, driveways for 5 vehicles, south facing garden and no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E

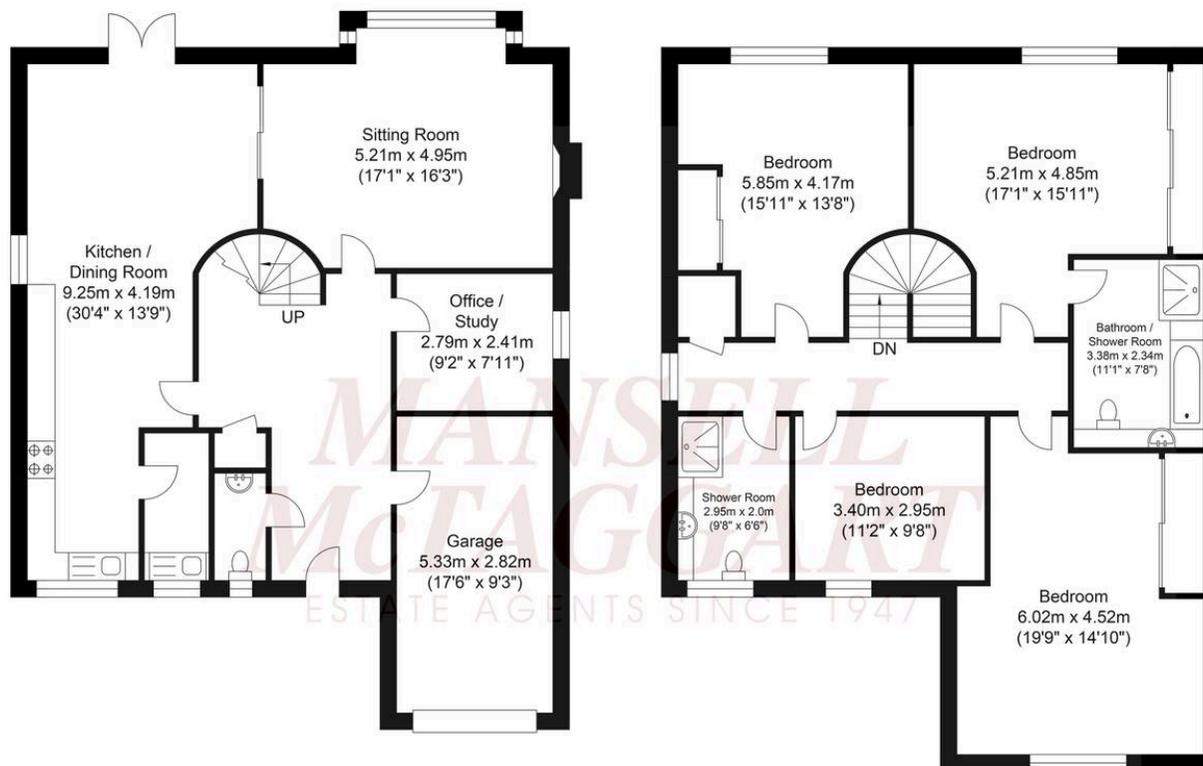




A superb 4 double bedroom, 2 reception room detached house, built in 2006 by Chalvington Barns with 30'4 × 13'9 kitchen/dining room, en suite, driveways for 5 vehicles, south facing garden and no onward chain. The accommodation comprises: entrance hallway with storage cupboard and access into the integral garage, updated cloakroom, office/study with bespoke storage and sitting room with bay window to rear and Stovax wood burner. The 30'4 × 13'9 kitchen/dining room is fitted with an attractive range of shaker style units, Granite work surfaces, integrated appliances and useful utility room. A pair of French doors lead onto the south facing garden and pocket doors connect the sitting room. On the first floor there is access into a part boarded loft. The well proportioned principal bedroom is equipped with fitted wardrobes and re-modelled en suite bath/shower room (wet room). In addition there is a super sized guest bedroom fitted with ample storage, 2 double bedrooms and skilfully designed shower room. Benefits include double glazed windows, electric heating, under floor heating to en suite and family bath/shower room, solar panelled water heaters, air-conditioning to principal bedroom, 2 further bedrooms and sitting room and Amtico flooring. A driveway with EV charge point provides parking for at least 3 vehicles, along with a separate driveway opposite for a further 2 vehicles. A garage with power offers excellent storage and potential to convert, if required. The 72' wide x 43' deep south facing garden offers an excellent degree of privacy with a fine open outlook over adjoining fields. The garden is lawned with well established borders, paved patio, pretty water feature, timber framed shed and side access. NB. site charge £20 per month for upkeep of driveway and drainage.

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
1018.80 sq ft
(94.65 sq m)

First Floor
Approximate Floor Area
1097.38 sq ft
(101.95 sq m)

Approximate Gross Internal Area (Including Garage) = 196.60 sq m / 2116.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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