



8 Church Path, Station Road, Cowfold, RH13 8DA

Guide Price **£550,000 – £575,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 good sized bedrooms
- 4 reception rooms
- Charming and unique Grade II Listed house dating back to the 1600s
- Spacious and flexible accommodation spanning 2,048 sq ft
- Superb southerly aspect over the churchyard and playing fields
- Vendor suited
- Village location close to excellent schools, major transport links and beautiful walks
- Courtyard garden and store room
- Potential to convert loft room

A charming and spacious 4 bedroom, 4 reception room end of terrace Grade II Listed house of 2,048 sq ft dating back to the 1600s and the subject of an extensive refurbishment programme over 14 years by the current owners.

Council Tax band: D

Tenure: Freehold



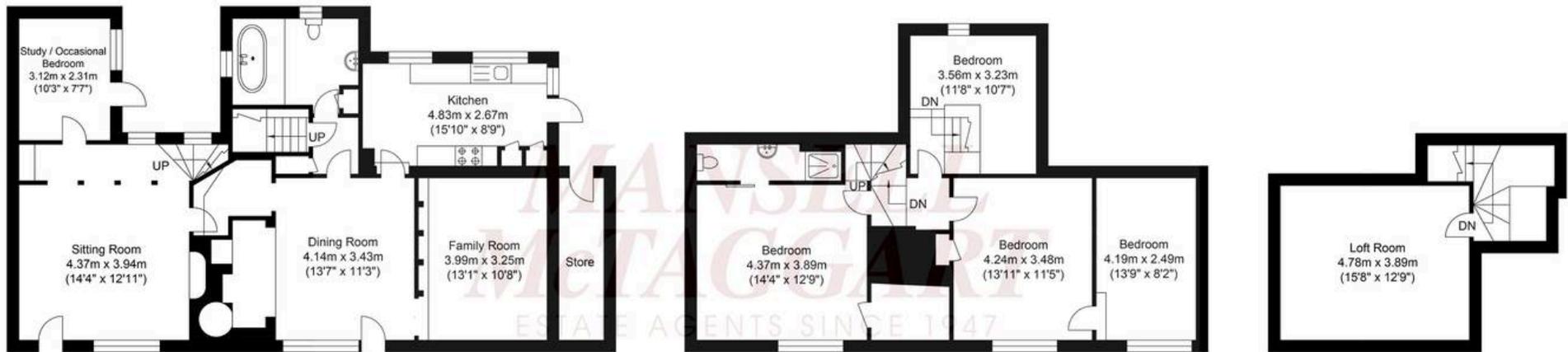


A charming and spacious 4 bedroom, 4 reception room end of terrace Grade II Listed house of 2,048 sq ft dating back to the 1600s and the subject of an extensive refurbishment programme over 14 years by the current owners. The accommodation comprises: From the Church Path a door leads into the superb dining room with southerly aspect over the churchyard, original inglenook fireplace with bread oven and doors into the family room with latch into the loft space. An inner lobby leads to the modern family bathroom. The spacious sitting room with wood burner also provides rear access and leads onto the study/occasional bedroom with door onto a private courtyard area of garden with gate to front and large enough for motorcycles or a dining area. The kitchen has been refitted with an attractive range of units, space for appliances, Worcester Bosch LPG boiler, Quarry tiled floor and stable door onto the main courtyard garden. A staircase off the sitting room leads to the first floor with a well proportioned principal bedroom with stunning southerly outlook over the churchyard and playing fields, fitted wardrobes and remodelled en suite shower room. A large double bedroom again with fantastic views leads into an additional double sized bedroom. The 4th bedroom which is a large single/small double is located on the second floor and is perfect for guests. The second floor provides a useful 15'8 x 12'9 loft room which could be fully converted into additional accommodation, if required. The private courtyard garden is plenty big enough to entertain in. There is an attached store room providing ample space for garden furniture, bicycles and general belongings. A gate leads onto the Station Road with on street parking and a further gate spills onto the church path with space for a garden table and chairs which can be used by arrangement with the Church.



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
1057.76 sq ft
(98.27 sq m)

First Floor
Approximate Floor Area
726.13 sq ft
(67.46 sq m)

Second Floor
Approximate Floor Area
264.46 sq ft
(24.57 sq m)

Approximate Gross Internal Area (Excluding Store) = 190.30 sq m / 2048.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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