



Cedar Leas, Henfield Road, Cowfold, RH13 8DT

Guide Price £750,000 – £775,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 double sized bedrooms
- New England style detached bungalow
- 3 bath/shower rooms (2 en suite)
- Superb westerly outlook over adjacent farmland
- No onward chain
- Driveway for 4 vehicles and double garage
- Fantastic open plan kitchen/dining/sitting room with access onto garden
- Quiet and peaceful location
- Close to major transport links, schools, shops and walks via Eastlands Lane

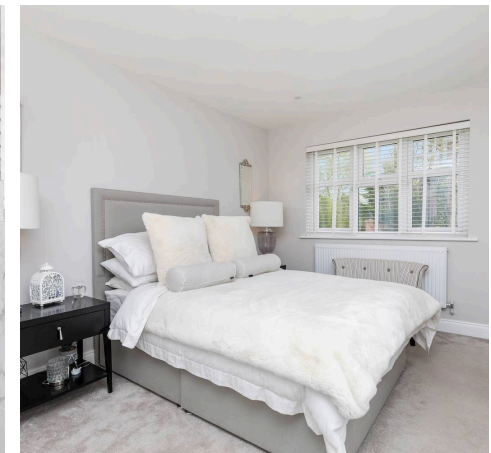
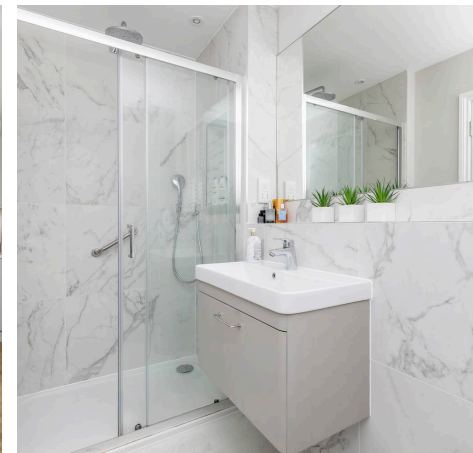
An exceptional 4 double bedroom, 3 bath/shower room detached New England style detached bungalow with large driveway, double garage, superb westerly views over farmland and no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





An exceptional 4 double bedroom, 3 bath/shower room detached New England style detached bungalow with large driveway, double garage, superb westerly views over farmland and no onward chain.

The accommodation comprises: entrance hallway with storage, utility room, cloakroom, and principal bedroom with en suite shower room.

An inner hallway leads into the family room/bedroom and fantastic open plan kitchen/sitting/dining room with feature wood burner (requiring a new flue) and French doors onto the garden.

The kitchen is fitted with an attractive range of units, Quartz work surfaces, integrated dishwasher and space for gas range cooker and American fridge freezer.

From the sitting area a hallway provides access into a guest bedroom with en suite shower room, 2 further double sized bedrooms and modern bathroom.

Benefits include double glazed windows and oil-fired central heating to radiators (boiler located in the garage).

A sizeable driveway provides parking for at least 4 vehicles, leading to the double garage with remote controlled roller shutter doors and power. There is an opportunity to convert this and incorporate the principal bedroom suite into an annex if required.

The 102' x 69' west facing plot (0.19 acres) enjoys a sensational open outlook over adjoining farmland and is perfect for a sunowner. The rear garden is predominantly lawned with paved patio and newly installed pergola with Louvre roof, sun blind and lighting.

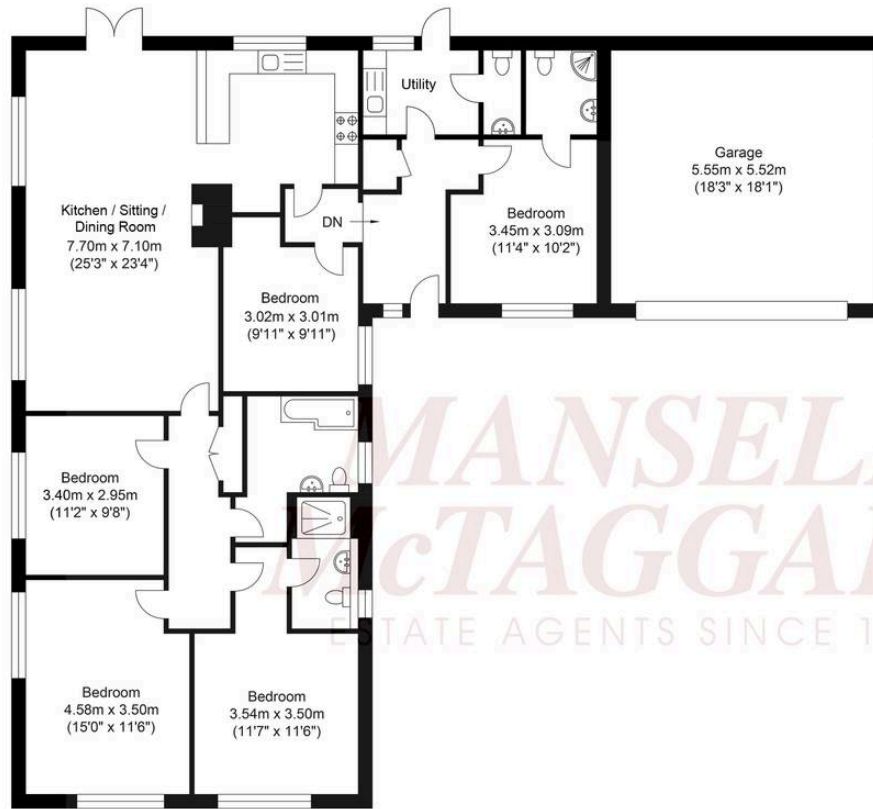
A summerhouse is located to the rear of the plot, and the additional side garden has many uses.

NB. site charge - £25 per month to cover the cost of the 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
 1855.37 sq ft
 (172.37 sq m)

Outbuilding
 Approximate Floor Area
 122.17 sq ft
 (11.35 sq m)



Approximate Gross Internal Area (Excluding Outbuilding / Including Garage) = 192.19 sq m / 2068.71 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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