



Oakfield, Henfield Road, Cowfold, RH13 8DR

In Excess of £700,000 - Freehold

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 generous double sized bedrooms
- Fantastic Victorian 3 storey semi detached house of 1,587 sq ft
- Principal, bedroom with en suite
- Family sized kitchen/dining room with bi-folding doors onto the garden
- Bay fronted double reception room with open fire
- Driveway for 2 vehicles and EV charge point
- Established 127' rear garden with privacy
- Vendor suited
- Popular village location close to schools, walks, transport links and amenities

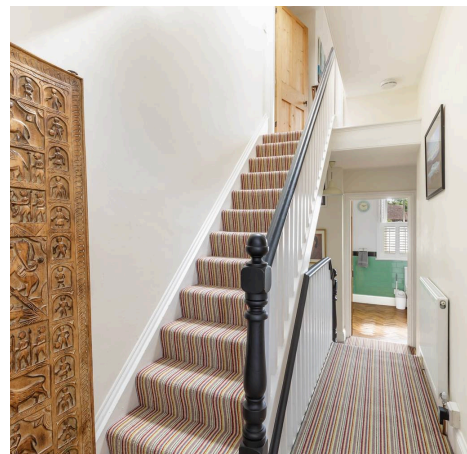
A charming and rarely available 4 double bedroom Victorian 3 storey semi detached house of 1,587 sq ft with fantastic kitchen/dining room, office/study, principal bedroom with en suite, 127' rear garden and driveway for 2 vehicles.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





A charming and rarely available 4 double bedroom Victorian 3 storey semi detached house of 1,587 sq ft with fantastic kitchen/dining room, office/study, principal bedroom with en suite, 127' rear garden and driveway for 2 vehicles. This elegant home is situated in the popular village of Cowfold, within easy access of excellent schools, major transport links, amenities and stunning country walks via Eastlands Lane.

The accommodation comprises: entrance hallway, bay fronted sitting/family room with open fire. The kitchen/dining room is perfect for entertaining with bi-folding doors onto the rear garden and useful store room. The kitchen is fitted with an attractive range of units, Corian work surfaces, island that sits 2 and space for range cooker and American fridge-freezer. A door leads into the utility area and cloakroom.

From the hallway a staircase rises to the first floor with bay fronted guest bedroom, 2 generous double bedrooms, study/office or potentially a nursery and modern family bathroom. The principal bedroom is located on the second floor and is equipped with ample fitted storage and en suite shower room.

Benefits include original internal doors and sash windows, replacement double glazed sash windows, feature fireplaces, oil fire central heating to radiators (boiler located externally) and bespoke shutters.

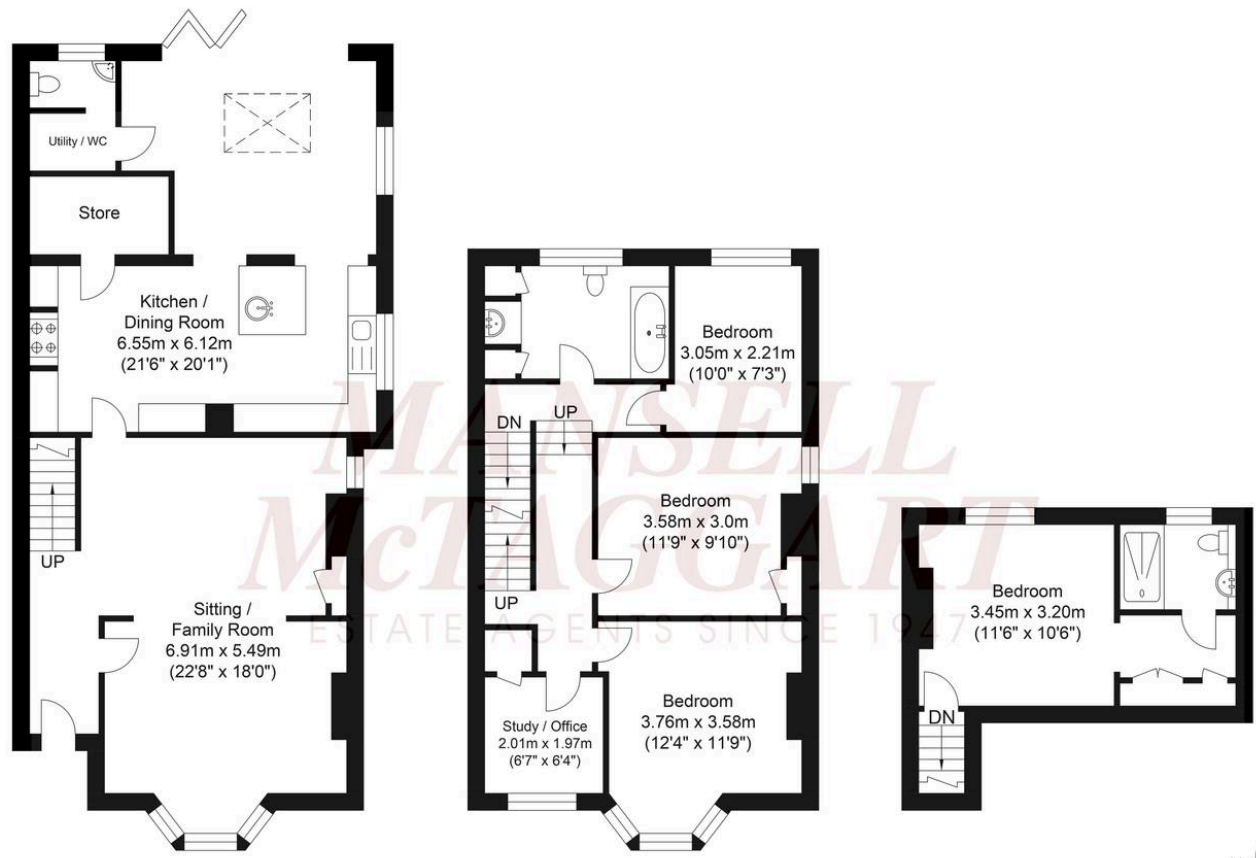
A brick paved driveway provides parking for 2 vehicles with EV charge point.

The 127' x 26' rear garden is a particular feature and offers a good degree of privacy. The garden is predominantly lawned with substantial paved patio and well established borders. To the rear of the plot a summerhouse and wild garden are located.



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
809.66 sq ft
(75.22 sq m)

First Floor
Approximate Floor Area
571.88 sq ft
(53.13 sq m)

Second Floor
Approximate Floor Area
206.12 sq ft
(19.15 sq m)



Approximate Gross Internal Area = 147.50 sq m / 1587.67 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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