



## Cedar Lea Pound Lane, Mannings Heath

Guide Price £895,000

# Cedar Lea Pound Lane

Mannings Heath, Horsham

A beautifully appointed detached family residence occupying a generous and secluded plot in the heart of Mannings Heath Village.

The accommodation is approached via a welcoming reception hall which leads into the impressive principal living room.

Additional reception space is provided by a charming sitting room centred around an inglenook-style fireplace incorporating a wood-burning stove.

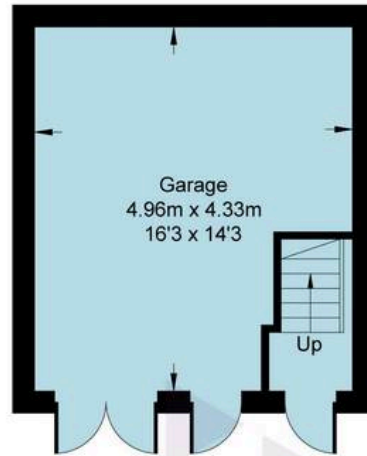
To the rear of the property is a superb kitchen/dining/family room, perfectly designed for modern family life and entertaining. The Shaker-style kitchen is complemented by contrasting work surfaces and includes a range-style cooker. Double doors open directly onto the rear terrace. A useful utility room and cloakroom complete the ground floor accommodation.

On the first floor, the generously sized principal bedroom enjoys a dual aspect to the front and rear, creating a bright and airy feel reminiscent of a luxury hotel suite. The well-appointed en-suite shower room features a large walk-in shower, twin wash hand basins, and a low-level WC, all presented in a classic style.

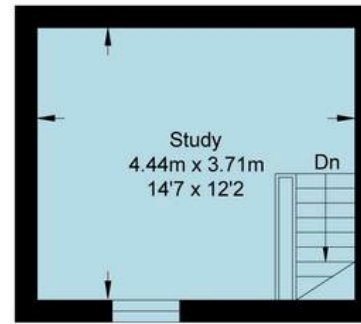
There are two further well-proportioned bedrooms, served by a beautifully fitted family bathroom comprising a freestanding roll-top bath, separate shower enclosure, wash hand basin, and low-level WC.



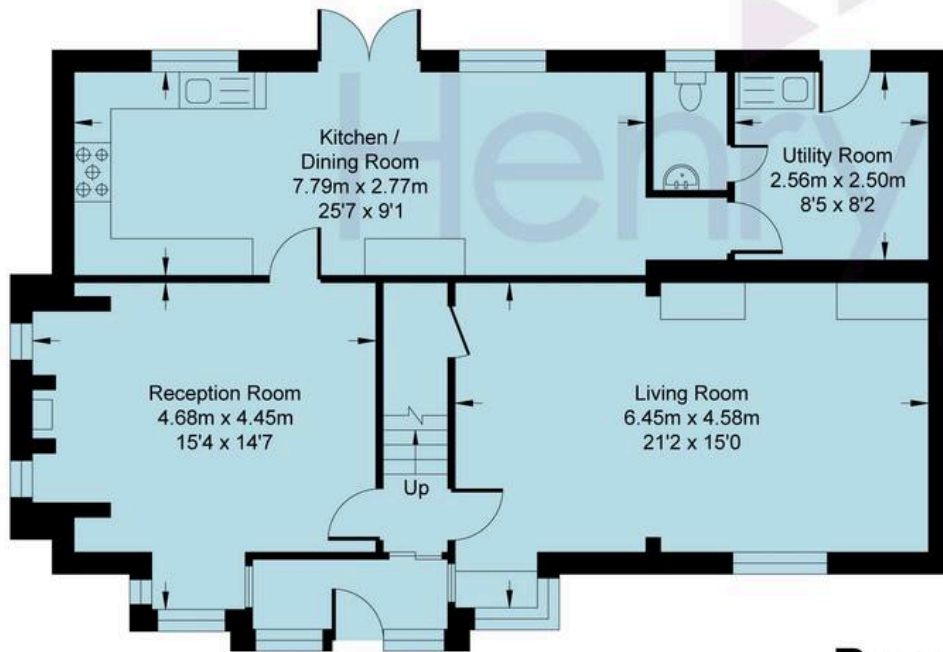




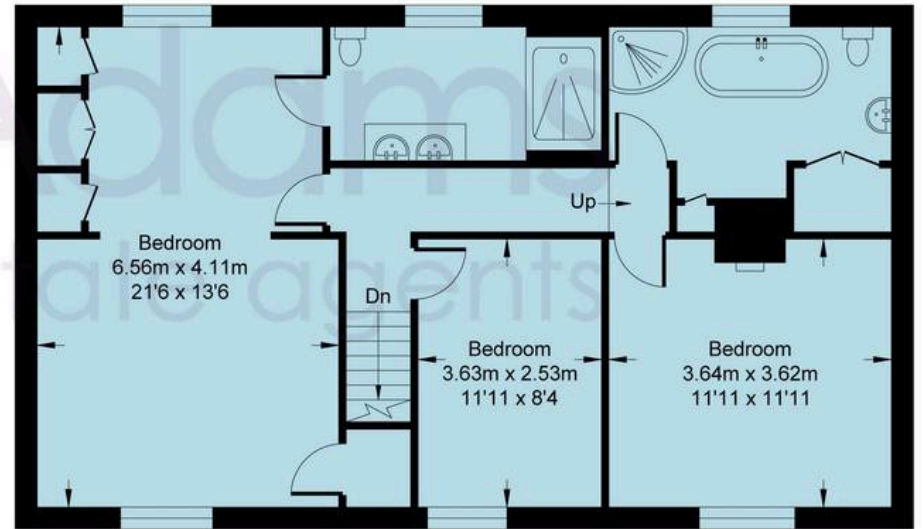
GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



## Pound Lane

Approximate Internal Area = 1709 sq ft / 158.76 sq m

Garage = 404 sq ft / 37.54 sq m

Total = 2113 sq ft / 196.30 sq m

For identification only - not to scale



Externally, the property is approached via a private gated entrance leading to a gravel driveway providing parking for several vehicles. The front gardens have been attractively landscaped and feature an abundance of mature shrubs, trees, and well-stocked planting beds. The detached garage provides generous storage and parking space, with double opening doors and power and lighting connected. A staircase leads to the home office above, which also benefits from power and lighting, creating an ideal environment for those working from home.

The rear garden enjoys a high degree of privacy and features a substantial patio terrace, perfect for al fresco dining and entertaining during the summer months. Beyond the garden, the property backs directly onto adjoining fields and open countryside, providing a wonderful rural backdrop.

This superb detached home offers an excellent balance of living and bedroom accommodation arranged over two floors, combining character and traditional charm with modern family living. Further benefits include a detached garage with a dedicated home office above, ideal for remote working.

The property enjoys a private and discreet position behind gated access within the heart of Mannings Heath Village, offering convenient access to nearby Horsham town centre, the mainline railway station, a selection of highly regarded schools, and an array of country pubs, restaurants, and countryside walks.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







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