



18 Barleycroft, Cowfold, RH13 8DP

Guide Price **£535,000 - £550,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3/4 double sized bedrooms
- 1/2 reception rooms
- Detached chalet bungalow built in the 1960s
- Principal bedroom with fine southerly and westerly outlook
- 73' south east facing garden with privacy
- Driveway for 4 vehicles and garage with power
- Peaceful location close to transport links, schools, shops and walks
- Vendor suited

A versatile and spacious 3/4 double bedroom, 1/2 reception room detached chalet bungalow, built in the 1960s with driveway for 4 vehicles, garage and 73' south east facing garden with privacy.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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The property is situated in a peaceful residential cul-de-sac within this popular village and close to excellent schools, major transport links, shopping facilities and beautiful country walks.

The accommodation comprises: entrance hallway, double sized guest bedroom with fitted wardrobes and wet room. There is a well proportioned dining room with electric feature fire and sitting room/bedroom with wood burner and double doors onto the south east facing garden. The enlarged kitchen/breakfast room is fitted with an attractive range of units and provides a pleasant outlook over the garden.

A staircase from the dining room rises to the first floor with modern bathroom and double sized bedroom with eaves storage. The principal bedroom with fitted storage benefits from stunning southerly and westerly views.

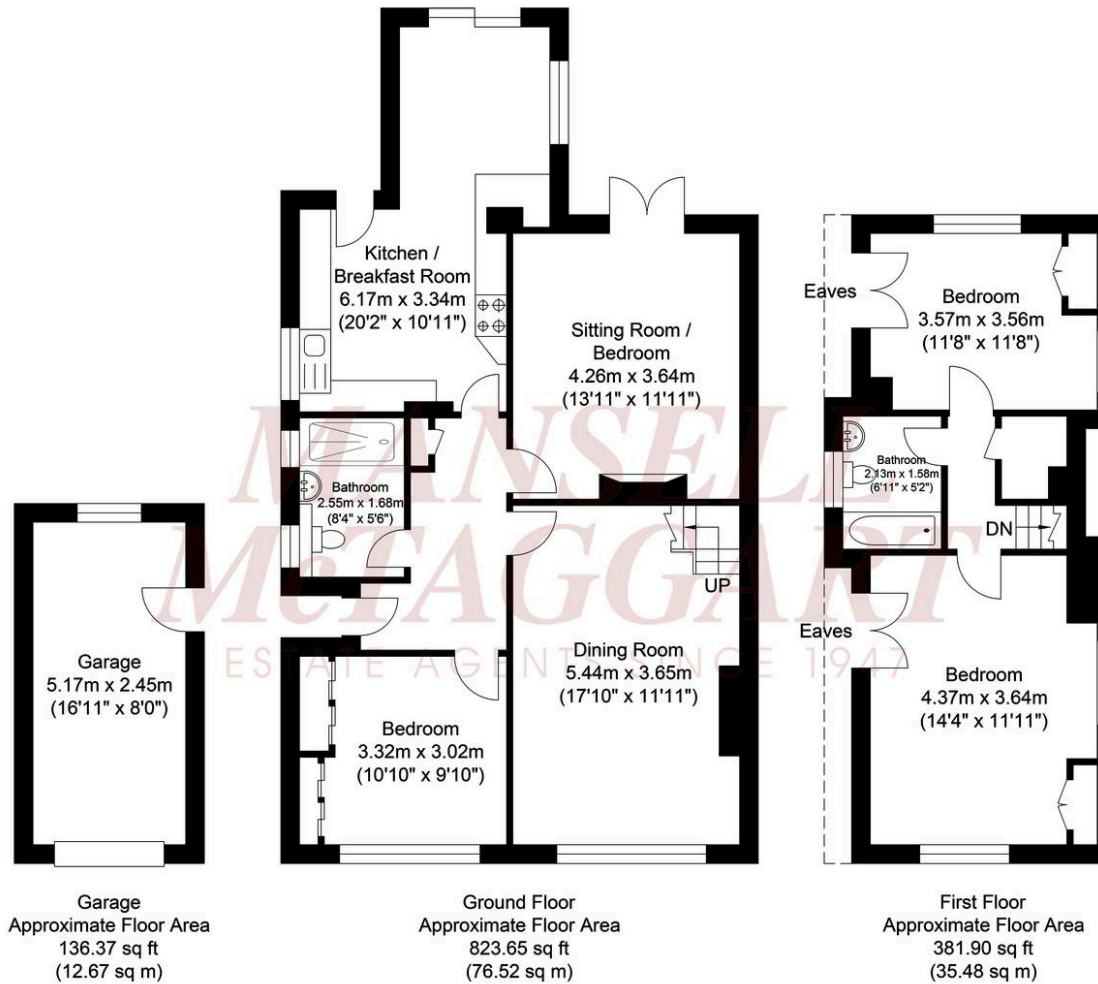
Benefits include double glazed windows and oil fired central heating to radiators (updated boiler located on the side of the property).

A driveway provides parking for 4 vehicles, leading to the garage with power.

The 73' x 39' south east facing rear garden is a particular feature and offers an excellent degree of privacy. The garden is predominantly lawned with well stocked borders and paved seating area. A timber framed shed and greenhouse are located to the rear of the plot.

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.





Approximate Gross Internal Area (Excluding garage) = 112.0 sq m / 1205.55 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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