



  
Henry Adams  
estate agents

## The Cottage Greens Lane Golding Lane, Mannings Heath

Guide Price £1,000,000

  
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Mannings Heath, Horsham

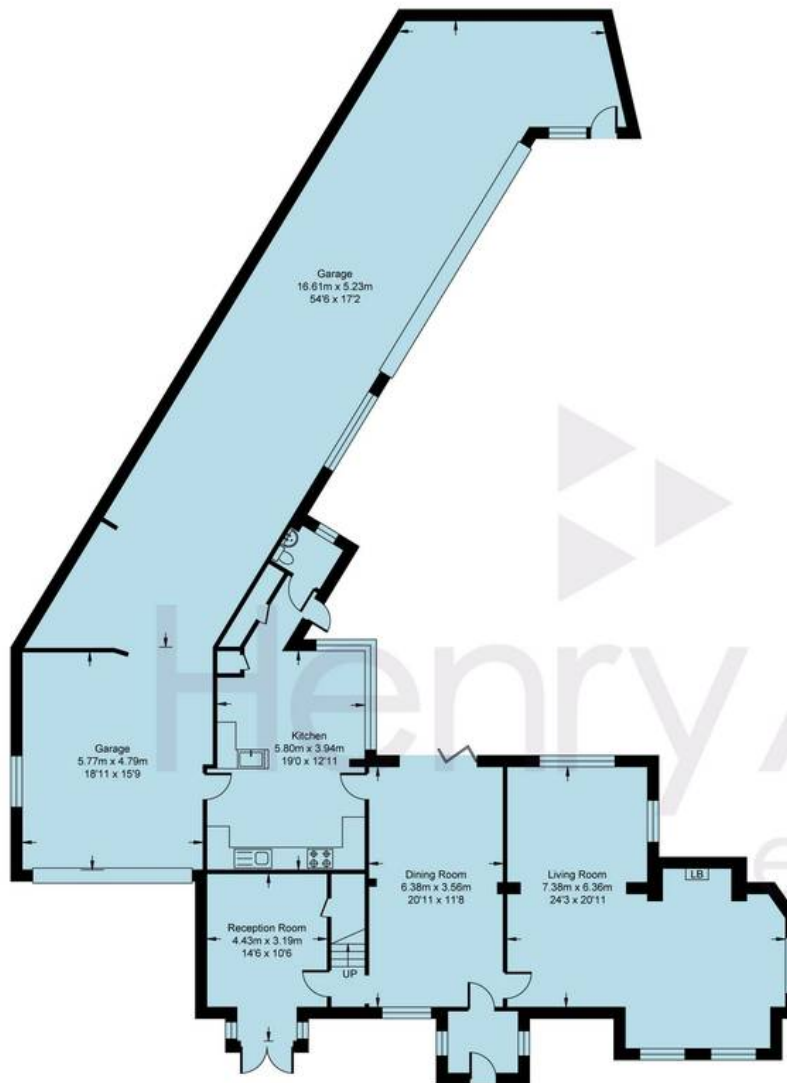
Nestled in the heart of the picturesque village of Mannings Heath, overlooking the charming village cricket green and the acclaimed Mannings Heath Golf Course, this exceptional four-bedroom detached period residence offers an elegant blend of timeless character and versatile family living. Surrounded by beautiful Sussex countryside, yet just over two miles from Horsham, the property enjoys the perfect balance of rural tranquillity and everyday convenience.

Rich in period charm, the beautifully proportioned interiors feature exposed timber beams, original character details and an inviting sense of warmth throughout. The principal living room is centred around an impressive feature fireplace, creating a wonderful space for both relaxed family living and entertaining. Complementing this are two further reception rooms, including a formal dining room and a flexible family room or study, allowing the accommodation to adapt effortlessly to modern lifestyles.

The spacious kitchen is thoughtfully designed with ample room for informal dining, providing the ideal setting for family breakfasts and casual gatherings, while enjoying views across the gardens.

The first floor offers four generously proportioned double bedrooms. The impressive principal suite benefits from an appointed en-suite bathroom and a private balcony, perfectly positioned to take in uninterrupted views across the village green and surrounding countryside. Three further double bedrooms are served by two additional bathrooms,





GROUND FLOOR



FIRST FLOOR



## Greens Lane

Approximate Internal Area = 2447 sq ft / 227.34 sq m

Garage = 1249 sq ft / 116.02 sq m

Total = 3696 sq ft / 343.36 sq m

For identification only - not to scale





Enjoying an enviable position within one of Horsham's most desirable villages, with wonderful countryside walks on the doorstep, renowned golf facilities nearby and excellent access to Horsham, this distinguished home presents a rare opportunity to acquire a character residence in an outstanding village setting.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:







## Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.