



Twisted Cottage Prings Lane, Maplehurst

Guide Price £1,275,000

Twisted Cottage Prings Lane

Maplehurst, Horsham

This fabulous detached country residence offers a well thought out blend of living and bedroom space arranged over two floors and has the opportunity for extension and conversion, subject to the usual planning consents.

Twisted Cottage currently comprises downstairs living space that features an open plan kitchen/dining/family room of an impressive size and currently has a fitted kitchen which centres around an Aga, providing a warm and cosy feeling. There is ample space for a dining table, as well as a family sitting area with a fireplace that incorporates a log burner and a direct access out to the rear terrace. The separate sitting room has a bright and airy feel due to the south westerly double aspect. Double doors open up to the rear garden terrace and there is also a fireplace which is ideal for crisp winter evenings. Further living space to the ground floor includes a practical study, as well as a downstairs bathroom and a separate utility/boot room. Also of note is the convenient and direct access to the large double garage. A turning staircase leads to the first floor, the main bedroom enjoys fine views over the garden onto the countryside beyond and enjoys a double aspect. There are four further bedrooms with views over the garden. A generously spaced landing has ample cupboard storage space and two inset roof Velux windows that make the upstairs hall light and airy. The main family bathroom is of generous proportions and has double aspect field views. There is a large corner bath, separate walk-in shower, a low level WC and wash hand basin. Also of note is a very convenient spacious loft space which is boarded and has lighting and ladder.



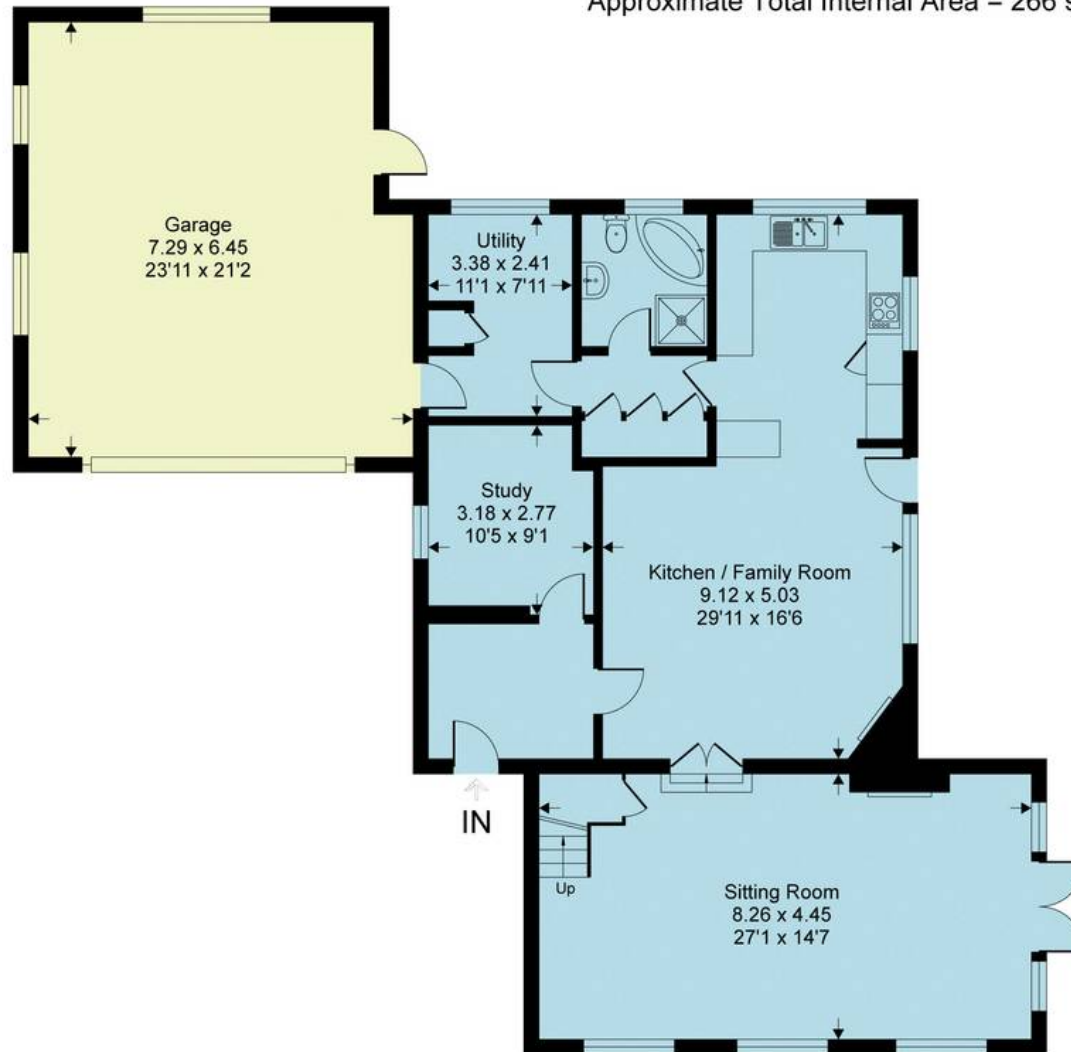


Prings Lane, RH13

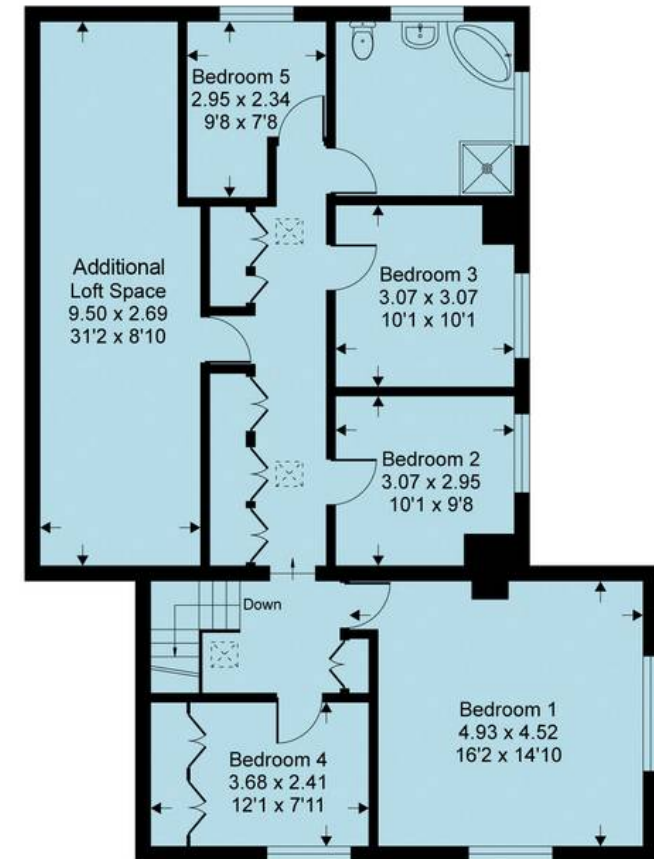
Approximate Gross Internal Area = 221 sq m / 2384 sq ft

Approximate Garage Internal Area = 45 sq m / 483 sq ft

Approximate Total Internal Area = 266 sq m / 2867 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



This stunning property is situated within a stunning rural position with countryside views and has a separate fenced paddock with its own gated access from garden and road. It is ideally located for access to Horsham town centre, a selection of well-regarded local schools, countryside walks and nearby pubs and restaurants.

Maplehurst lies 5 miles from Horsham with direct links to the A24, M23, Gatwick Airport and South Downs National Park. Maplehurst is close to highly regarded preparatory schools, St Andrews Church of England Primary School, OFSTED rated "good with elements of outstanding". Colleges including Charterhouse, Cranleigh and Christs Hospital are all close by. Local amenities include traditional pubs within walking distance serving excellent food.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

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.