



**Ryecroft Meadow
Mannings Heath, RH13 6JN**

**Offers Over
£550,000**

Ryecroft Meadow, Mannings Heath, RH13 6JN



1



3



1

THE LOCATION

This property is situated within a cul-de-sac in the popular village of Mannings Heath, which lies 3 miles south-east of Horsham. Mannings Heath features a picturesque cricket green and a village hall, that houses regular social events with classes for local residents, as well as the highly regarded Mannings Heath Golf & Wine Estate. Horsham's thriving town can be reached by the regular bus service, that runs 7 days a week, and offers an extensive range of shops from major High Street brands, including John Lewis, to an eclectic range of independent retailers. The town also boasts an extensive range of bars, restaurants and coffee shops, a twice-weekly market, Everyman Cinema and The Capitol Theatre. The village is also well-positioned for access to extensive countryside, including Roost Hole, that offers nature trails for long country walks, or cycle rides.

PROPERTY

Tenure: Freehold

This lovely bungalow has been extended and refurbished by the current owner, to an exacting specification. The living room has been enlarged to create a spacious room, with an attractive part vaulted ceiling with skylight windows, and a wall of sun-fold doors that combine to allow light to flood into the room. The room also features a contemporary open fireplace and

leads seamlessly into a well-equipped and refitted open-plan kitchen, with a good range of floor and wall mounted units, a peninsular breakfast bar and integrated appliances. The property also offers three bedrooms and a modern white bathroom suite, with an additional shower. The property is presented in attractive neutral shades, with double glazing and central heating.

GARDENS & PARKING

The property features an attractive secluded garden that is South facing and offers a high degree of privacy, with mature Conifer hedging screening to the rear. There is a large paved patio, that leads to an area of lawn, with a mature flower bed inset with shrubs and a further timber edged bed, that could be planted with vegetables, or plants, depending on preference. There is twin gated side access, with a wide pathway running the full depth of the West flank wall. To the Eastern side there is a partly concealed paved patio, ideal for a table and chairs, hot tub or barbecue, with gated side access and a door to the garage. The DETACHED GARAGE has an electrical roller shutter door and also houses the boiler. To the front of the garage is parking for one vehicle, although there is also a large front garden, laid to lawn, with ample space for additional parking or an additional garage (STPP).





Buses

3 minute walk



Shops

Elite Garage & Store
0.3 miles



Trains

Horsham – 3.1 miles
Littlehaven – 3.3 miles



Airport

Gatwick
12.1 miles



Roads

M23
5.6 miles



Sport & Leisure

Pavilions in the Park
2.8 miles



Rental Income

£tbc pcm



Schools

Heron Way Primary
The Forest School
Millais



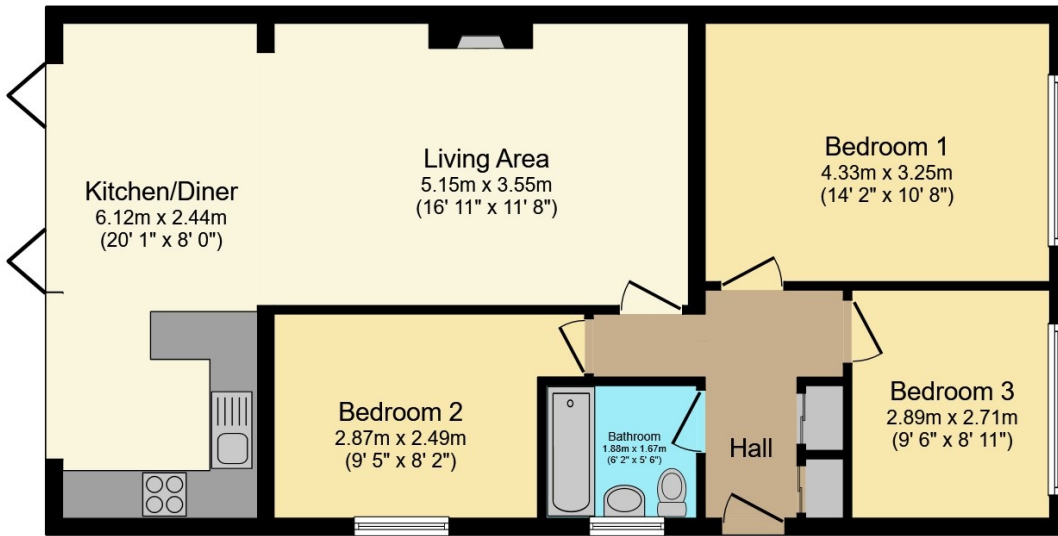
Broadband

Up to Mbps

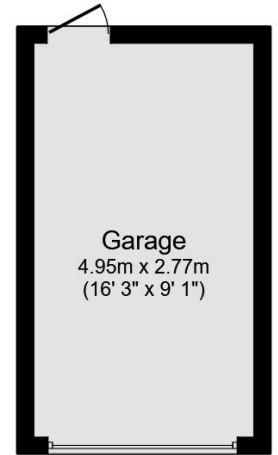


Council Tax

Band E

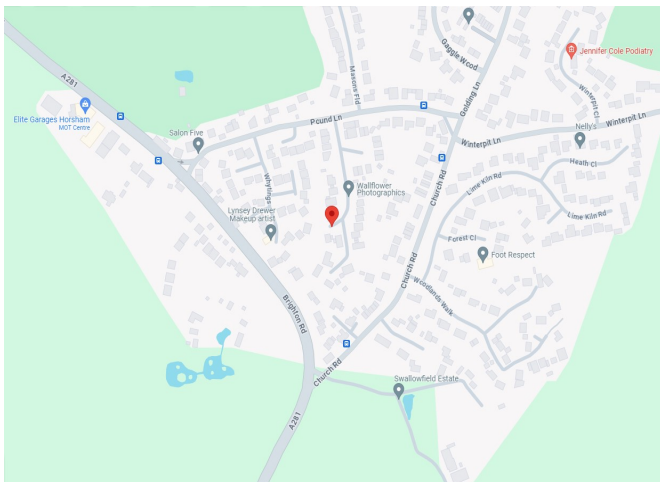


Floor Plan



Garage

Map Location



Total Approximate Floor Area
830 sq ft / 77 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



01403 272022

Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

brocktaylor.co.uk

2-6 East Street, Horsham, West Sussex, RH12 1HL

