



**Alley Groves
Cowfold, RH13 8BN**

**Offers Over
£375,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

Alley Groves, Cowfold, RH13 8BN

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LOCATION

This attractive Semi Detached family home is set in the ever popular village of Cowfold, which is approximately 7 miles to the south of Horsham. This makes it ideally located for access to both surrounding towns and both Brighton & Worthing on the South Coast. Cowfold has the historic 13th century St Peter's church set at its heart, but also has a good range of local amenities with a large Co-Op convenience store, The Hare & Hounds public house, a bijou Indian restaurant and St Peter's C of E Primary school. There is a large village green and access to hundreds of acres of countryside for walks and cycle rides. There are also bus services connecting you to Horsham & Brighton, with good access to the A23 too.

PROPERTY

Tenure: Freehold

The front door of this lovely home opens into the hall, which has stairs rising to the first floor and a door leading through to the open plan kitchen/living area. The current owners have redesigned the downstairs to have a stunning kitchen, with a range of floor and wall mounted, shaker style units. The living area has plenty of space for sofas and a dining table, which makes it ideal for entertaining, whilst also

boasting double doors that spill out to the private rear garden. To the first floor you will find a completely modernised family bathroom with an underlit bath and also stylish tiles. There are two double bedrooms, with the main bedroom being a particular feature with views out to the front of the property. A number of the neighbouring properties have extended above the garage, creating extra bedrooms, which we believe is possible here (stpp).

OUTSIDE

This much loved home is set back from the road with a good size driveway providing off street parking for several vehicles owing to the size of the plot. This leads you to the 17'2 x 8'2 garage, which has an up & over door, power & lighting, and a courtesy door that opens into the garden. A gate also leads through to the garden, which is a private retreat, with a sizable patio, perfect for barbecues in the summer months. This leads onto an expanse of lawn which has been fully turfed and well maintained borders. Completing the garden is a large shed at the bottom of the garden which is currently being used as a workshop.





Buses

4 minute walk



Shops

Co-op Food
6 minute walk



Trains

Horsham – 7.1 miles
Littlehaven – 7.7 miles



Airport

Gatwick
16.3 miles



Roads

M23
8.6 miles



Sport & Leisure

Henfield Leisure Centre
5.3 miles



Rental Income

£tbc



Schools

St Peter's CoFE Primary
The Forest School
Millais



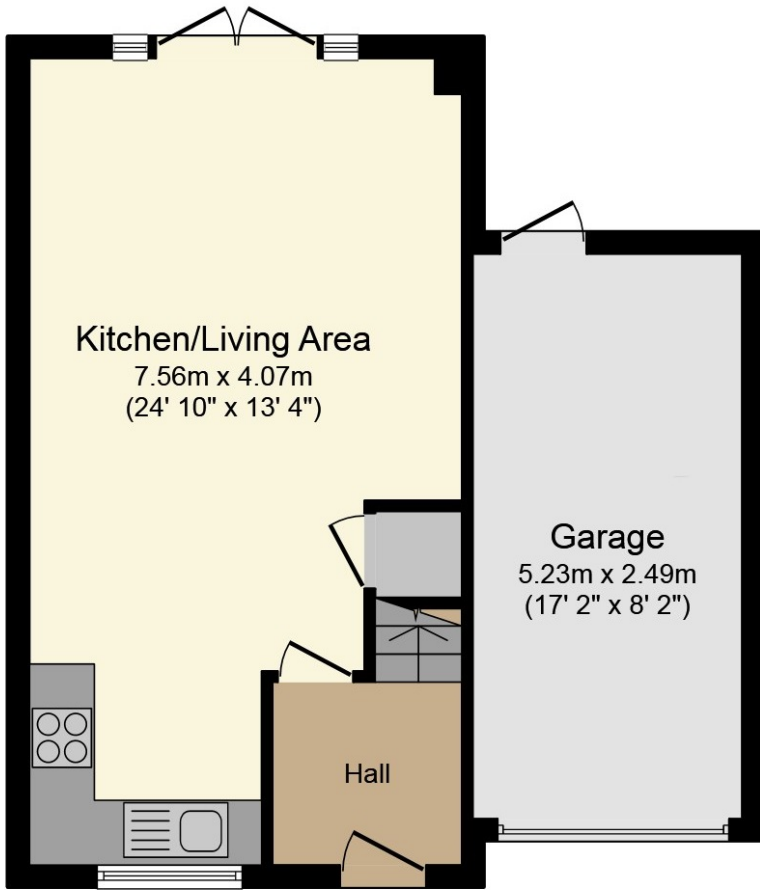
Broadband

Up to 500 Mbps

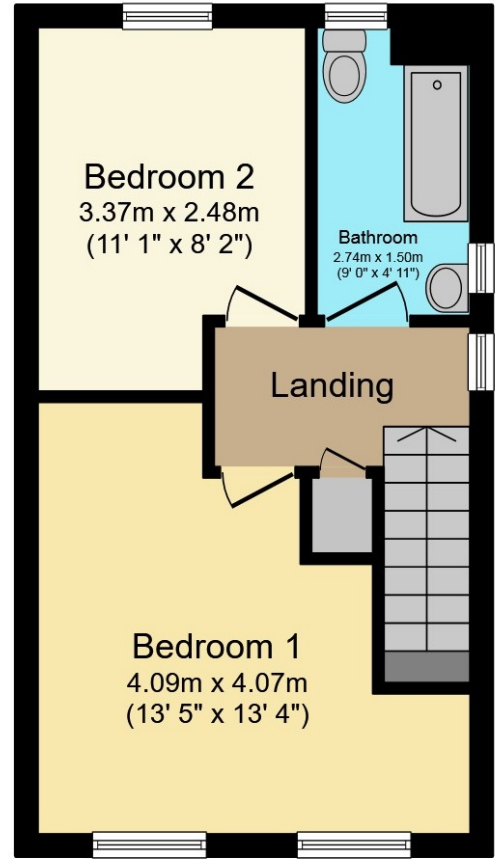


Council Tax

Band D

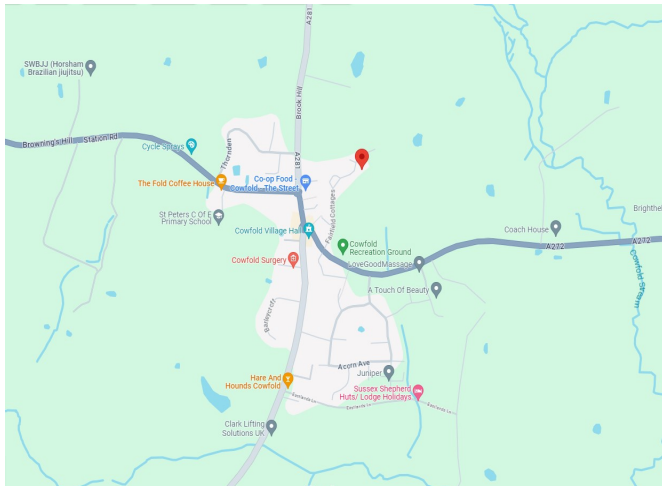


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
643 sq ft / 59.8 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	58	
(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

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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.

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