



1 Crofton Cottages

Church Road, Mannings Heath, Horsham, West Sussex, RH13 6JE

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Alex Harvey
A passion for property

1 Crofton Cottages

A beautifully presented, three-bedroom semi-detached cottage, situated on a mature plot with west-facing 150' rear garden and driveway parking. Conveniently located close to local amenities and just a short drive to Horsham town and mainline railway station.

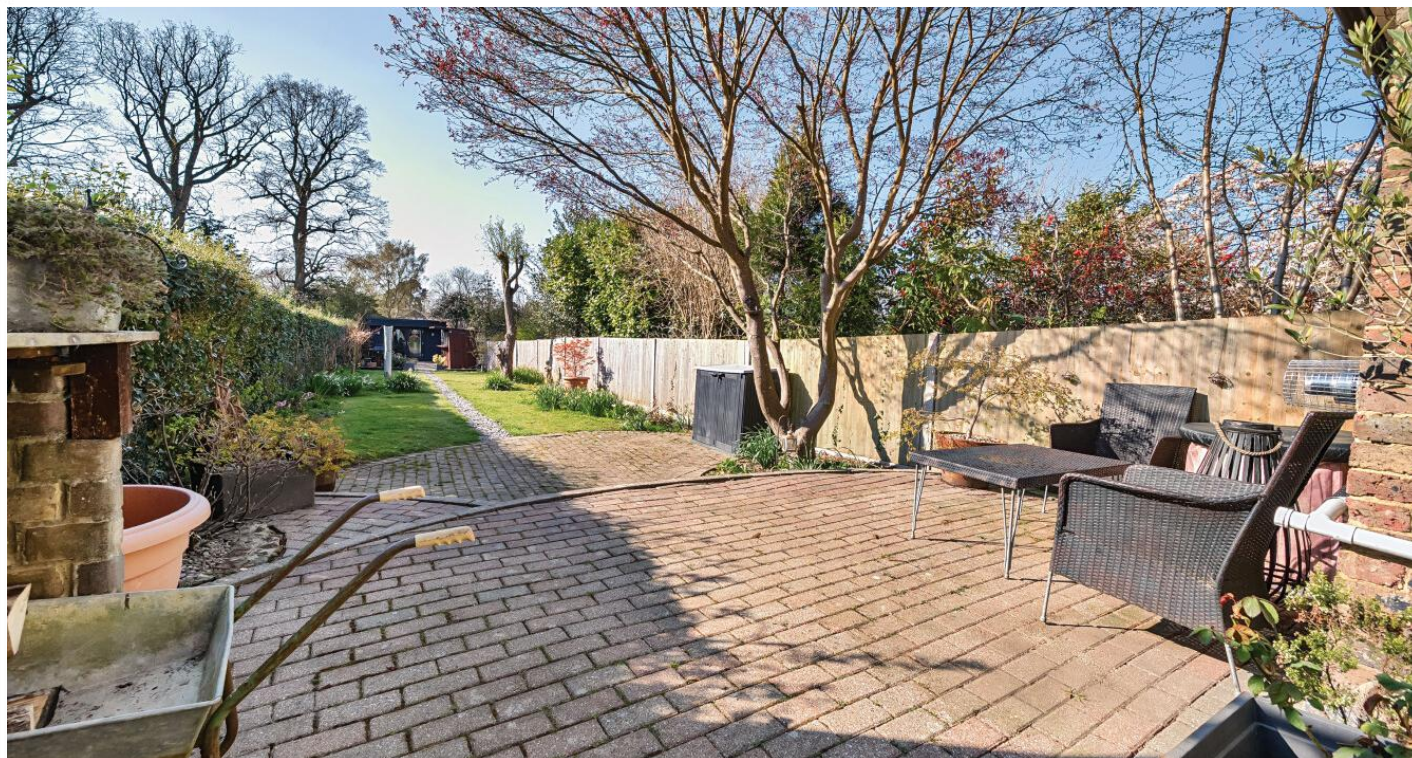
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- CHARACTER FEATURES
- GARDEN BAR AND STUDIO
- WEST FACING 150' REAR GARDEN
- DRIVEWAY PARKING



This deceptively spacious cottage offers plentiful and versatile accommodation arranged over three floors, with a generous 150' rear garden with outbuildings and driveway at the front.

The welcoming entrance hall leads to the dining room and stairwell to the upper floors. The central dining room has a fireplace with wood-burner and practical yet stylish wood flooring which continues into the sitting room which also has a feature fireplace and a bay window. An internal door from the dining room leads to the kitchen fitted with traditional units with complementing worktops and finished with a butler sink and tiled flooring. Appliances include an electric oven, four-ring ceramic hob with extractor over and space with plumbing for a washing machine, and space for a freestanding fridge/freezer. To the side of the kitchen is the conservatory, a useful space with double doors leading into the garden.

The stairwell leads to the first and continues to the second floor. On the first floor are two double bedrooms and family bathroom. Bedroom two has built-in storage and a bay window. The luxury bathroom has been fitted with a suite comprising a roll top bath, basin unit with storage, low-level w.c., and a corner shower unit. The second floor offers the third double bedroom with built-in storage and skylights.

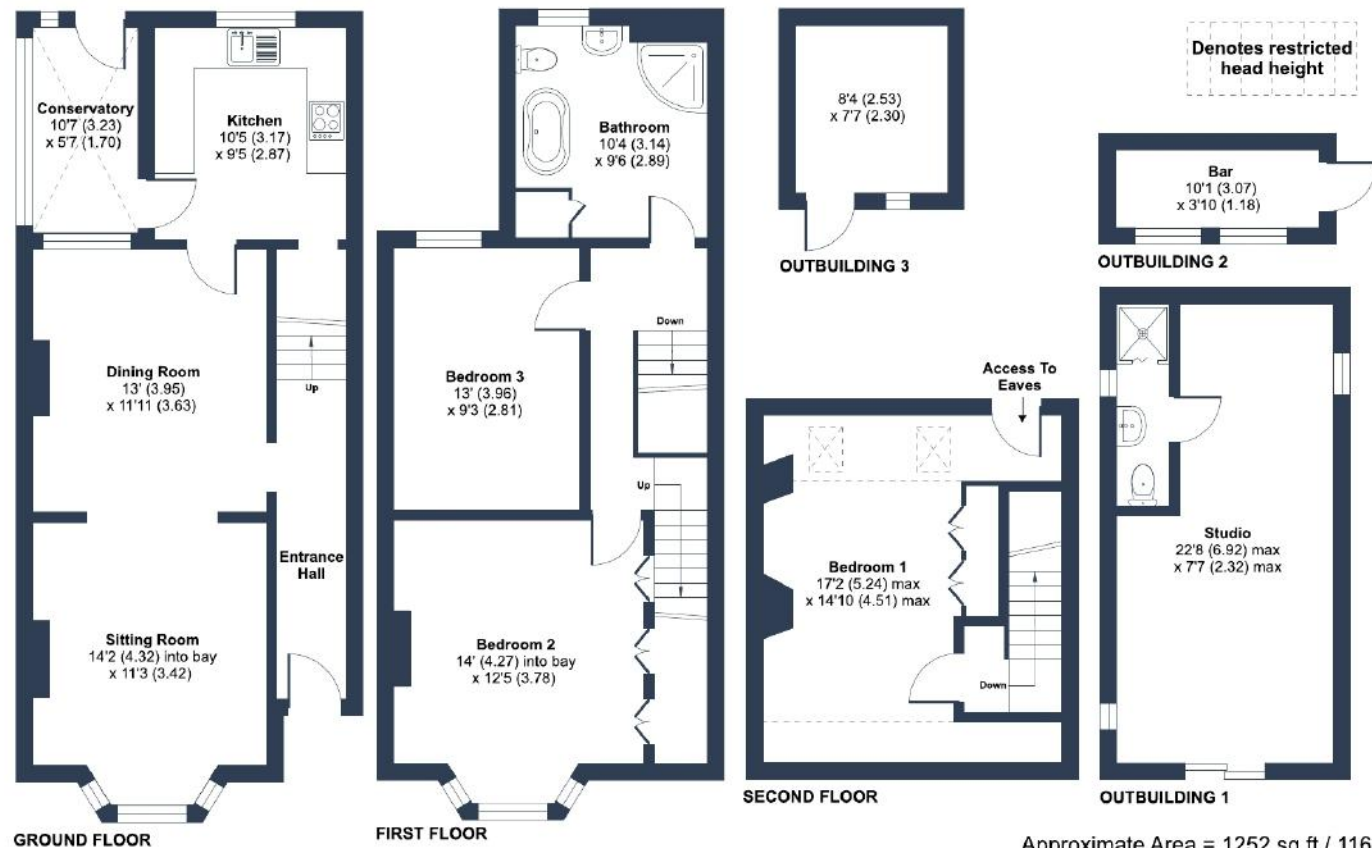


OUTSIDE

The property is approached via hardstanding with parking for two vehicles with a side path leading to the rear garden. The garden is a particular feature of this home, extending to 150' in length and west facing this is ideal for aspiring gardeners. There is a patio area midway with a wooden garden bar – perfect for alfresco dining and entertaining. There is an additional outbuilding that offers a variety of uses.

Mannings Heath is a delightful village just a few miles south-east of Horsham. Nearby, in Lower Beeding, is the South Lodge Hotel & Spa, offering a range of excellent facilities. Horsham Town offers a variety of shops, restaurants, cafes, and supermarkets. There are excellent sports facilities, in and around Horsham. For the commuter there is easy access to the M23, M25, Gatwick Airport and Horsham mainline railway station.





Approximate Area = 1252 sq ft / 116.3 sq m
 Limited Use Area(s) = 78 sq ft / 7.2 sq m
 Outbuildings = 346 sq ft / 32.1 sq m
 Total = 1676 sq ft / 155.6 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Alex Harvey Estate Agents. REF: 1266585

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

Services

Electricity, Oil, water and mains drainage are currently connected to the property.
 Council Tax Band E. EPC-D.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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