



**Barleycroft,
Cowfold, RH13 8DP**

**Offers in excess of
£650,000**

**01403 272022
brocktaylor.co.uk**

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

Barleycroft, Cowfold, RH13 8DP



LOCATION

Situated within the highly desirable village of Cowfold, Barleycroft is a quiet and family-friendly setting offering the perfect balance between village lifestyle and commuter convenience. Cowfold is renowned for its welcoming community feel, countryside surroundings and excellent day-to-day amenities including a village shop, café, public house and highly regarded primary school, all within easy reach.

The property is ideally positioned for access to Horsham, Brighton and the A23, making it perfect for families and commuters alike. Surrounded by beautiful countryside walks and enjoying elevated first-floor views towards the South Downs, the location perfectly combines rural charm with modern convenience.

PROPERTY DESCRIPTION

Tenure: Freehold

Beautifully extended and impeccably presented throughout, this exceptional four-bedroom semi-detached home offers stylish and versatile accommodation designed perfectly for modern family life.

The true heart of the home is the stunning open-plan kitchen and family space, beautifully designed with extensive fitted cabinetry, quality work surfaces, integrated appliances, breakfast seating and useful pantry storage. Bathed in natural light, the space overlooks the south-facing garden and opens up onto the substantial additional south-facing family/dining room offering modern living, perfect for entertaining.

The property also benefits from a separate north-facing living room, providing a calm and inviting retreat filled with natural light.

Further ground floor accommodation includes a downstairs WC/shower room, along with a large utility room benefiting from side access directly onto the garden, providing excellent practicality for busy family life.

Upstairs, the thoughtfully designed extension has created a generous fourth bedroom while the remaining bedrooms and accommodation continue the home's immaculate finish and stylish presentation. From the first floor, attractive views towards the South Downs further enhance the sense of space and setting.

Every part of this home has been carefully improved and beautifully maintained by the current owners, resulting in a true turn-key property ready to move straight into and enjoy.

OUTSIDE & PARKING

Outside, the beautifully maintained south-facing rear garden provides the perfect space for entertaining, relaxing and family life, with generous patio seating areas and a well-kept lawn enjoying excellent privacy and sunshine throughout the day.

To the front, a private driveway provides parking for several vehicles and benefits from an EV charging point. Additional on-street parking is plentiful and unrestricted, making the property as practical as it is attractive.





Buses

1 minute walk



Shops

Co-op Food
5 minute walk



Trains

Horsham
7.2 miles



Airport

Gatwick
16.3 miles



Roads

M23
8.7 miles



Sport & Leisures

Henfield Leisure Centre
4.9 miles



Rental Income

£2,600 pcm



Schools

St Peter's CofE Primary
The Forest School



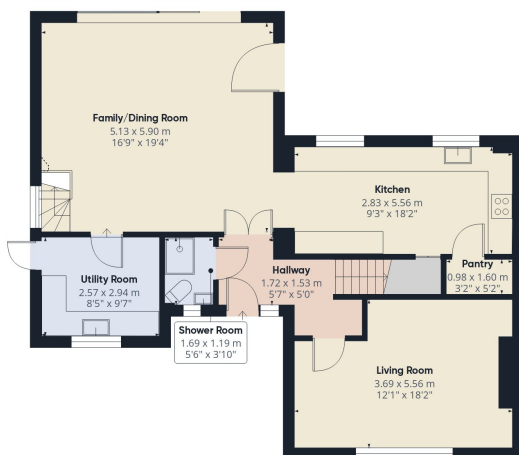
Fibre Broadband

Up to 2000 Mbps



Council Tax

Band D



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 149.1 m²
 1605 ft²

Reduced headroom
 4 m²
 43 ft²

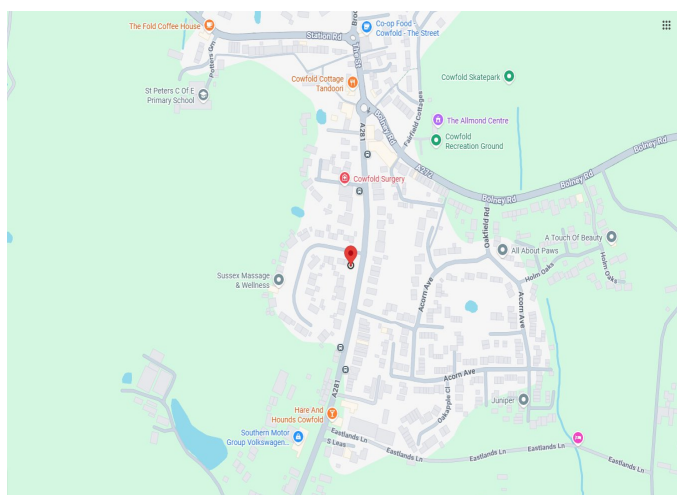
(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Viewing arrangements by appointment through Brock Taylor

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