



1 Mill Lane
Littleworth, Partridge Green, Horsham, West Sussex, RH13 8JU
www.alexharveyestateagents.co.uk

 **Alex Harvey**
A passion for property

1 Mill Lane

An impressive four bedroom family home, situated in a mature plot of around 0.75 of an acre with a detached annexe. Situated close to local amenities, and also benefiting from pleasant countryside views.

- FOUR DOUBLE BEDROOMS
- FOUR BATHROOMS
- OPEN PLAN KITCHEN/LIVING ROOM
- SEPARATE UTILITY ROOM
- SPACIOUS HOME OFFICE SET UP
- DETACHED ANNEXE









Nestled in the picturesque and sought-after neighbourhood of Littleworth, this impressive four-bedroom detached house presents an exceptional opportunity for those seeking a spacious and luxurious living space. Boasting four double bedrooms, each exuding comfort and privacy, this residence is designed for the discerning homeowner who values both style and functionality.

Upon entering, one is immediately struck by the seamless flow of the open-plan kitchen/living room, a hub of the home that effortlessly combines modern design with every-day living. Natural light floods the space, accentuating the contemporary finishes and creating a welcoming ambience for both family gatherings and entertaining guests. The open plan kitchen has an Aga and a range of built-in appliances. The property offers the convenience of four bathrooms, ensuring that the morning rush is a thing of the past. The generously sized home office provides a quiet retreat for remote work or focussed study, while a separate utility room adds practicality to daily chores.

For those seeking additional living space or guest accommodation, a detached annexe offers flexibility and independence.





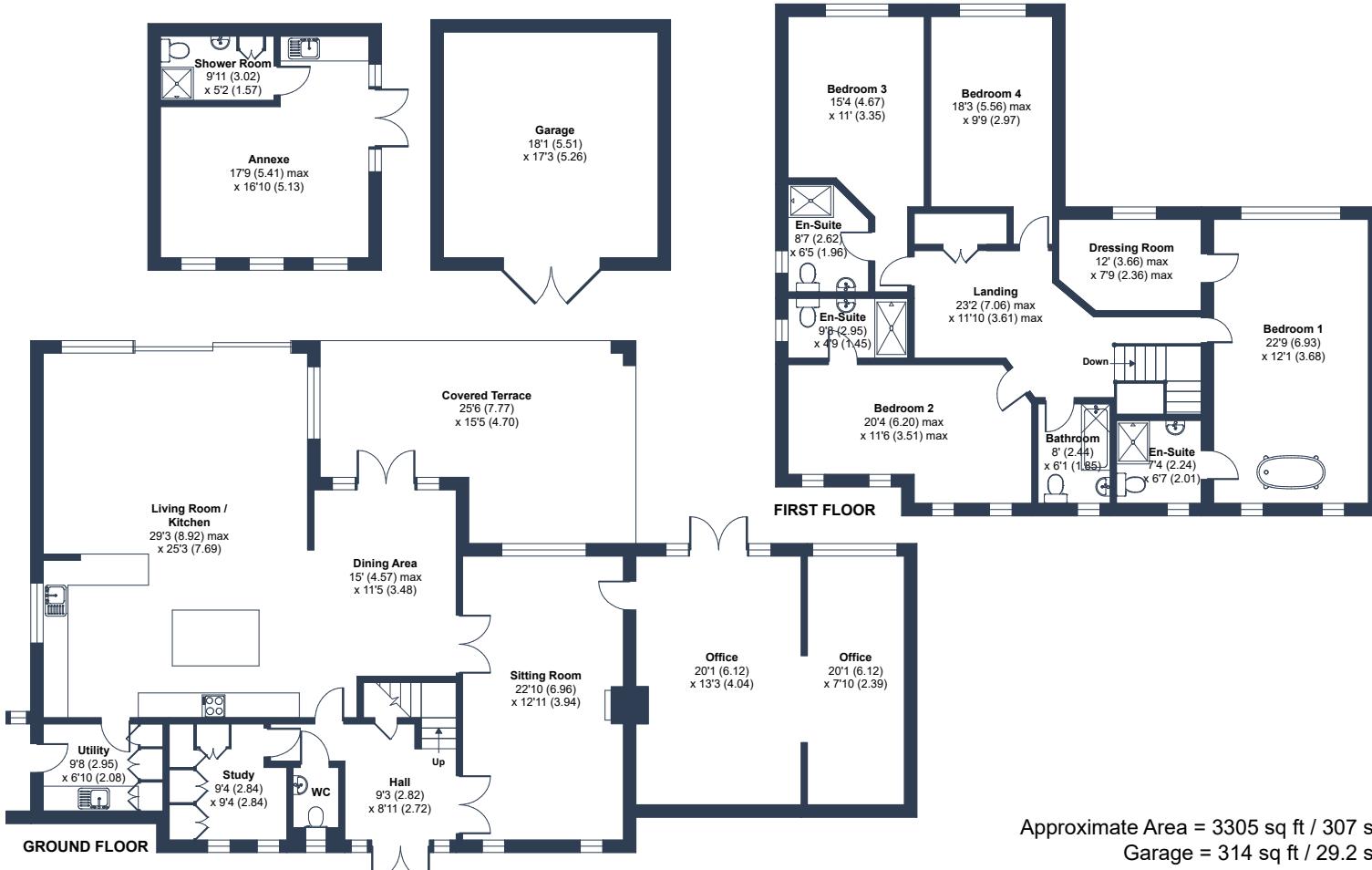


OUTSIDE

The property is approached by an extensive driveway, that leads to a detached garage which provides ample storage space for a vehicle and outdoor equipment, completing the array of amenities this home has to offer. The south-facing rear garden provides a peaceful setting for relaxation and outdoor enjoyment. Whether it be a morning coffee on the patio or an evening barbecue with loved ones, the garden offers a private oasis amidst the hustle and bustle of every-day life.

Located within reach of local amenities and transport links, this property effortlessly combines convenience with tranquillity. Nearby towns offer a variety of shopping centers, dining options, and recreational activities, ensuring that every need is catered to within close proximity.





Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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Approximate Area = 3305 sq ft / 307 sq m

Garage = 314 sq ft / 29.2 sq m

Annexe = 300 sq ft / 27.9 sq m

Total = 3919 sq ft / 364.1 sq m

For identification only - Not to scale

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, mains gas, water and mains drainage are currently connected to the property.

Council Tax Band G. EPC-C.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk