



Stable Cottage

Hunters Mead, Partridge Green, Horsham, West Sussex, RH13 8HS

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Alex Harvey
A passion for property

Stable Cottage

A characterful four-bedroom detached stable conversion, situated in a cul-de-sac with a detached barn-style garage with carports. Located close to the heart of the village and it's amenities and just a short drive from Horsham town and mainline railway station.

- FOUR BEDROOMS
- TWO BATH/SHOWER ROOMS
- SOLAR PANELS
- GARAGE & CARPORT
- WEST FACING GARDEN
- CENTRAL VILLAGE LOCATION



This extended and improved stable conversion offers plentiful & versatile accommodation arranged over three floors with a west-facing garden and detached barn-style garage with carport.

The useful boot room, fitted with units and worktop, leads into the kitchen which has been fitted with a variety of shaker-style units with solid wood worktops. Appliances include a gas range-style cooker with extractor over and there is space with plumbing for a washing machine.

A feature painted brick archway leads into the spacious sitting room with decorative stove and stairwell to the upper floor. An internal door leads to office, an ideal space for those working from home, and benefiting from an adjoining shower room. There are two downstairs bedrooms, one double and one single.

Located in the sitting room, the stairwell leads to the first-floor landing with access to the family bathroom and two further double bedrooms, both with built-in storage. The modern family bathroom has been fitted with a white suite comprising panelled double-ended bath, low-level w.c., basin unit and finished with white tiling and wood-effect flooring.

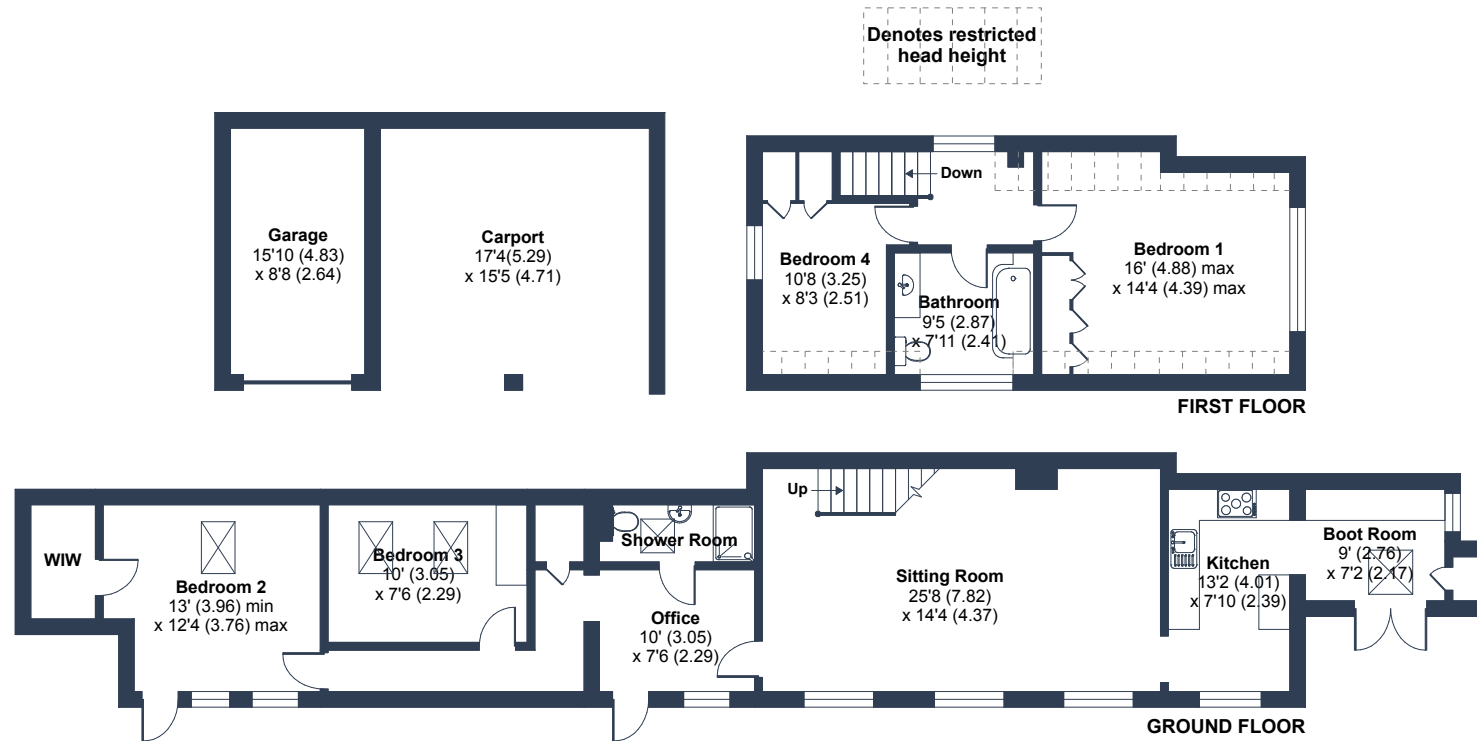


OUTSIDE

The property benefits from a gated parking area with a detached barn-style garage with carport. The rear garden is mainly laid to lawn with mature planting. There is a fenced area with an above ground pool and space for garden furniture, making this ideal for alfresco dining. *Pool available by separate negotiation.

Partridge Green is a popular village with a high-rated butcher, local shops, two well-regarded public houses, church, and primary school. Approximately nine miles south of Horsham, the village is serviced by buses to Horsham and Brighton. Horsham mainline station provides links to London Bridge, Victoria, the south coast, and Gatwick. The village is surrounded by the beautiful countryside of Sussex, criss-crossed with footpaths and bridle ways.





Approximate Area = 1486 sq ft / 138 sq m
 Limited Use Area(s) = 77 sq ft / 7.1 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 1700 sq ft / 157.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024.
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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, solar panels, mains gas, water, and mains drainage are currently connected to the property. Council Tax Band F, however this could be subject to change. 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**

