



2 Hampton Cottages

Nuthurst Road, Maplehurst, Horsham, West Sussex, RH13 6RE

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Alex Harvey
A passion for property

2 Hampton Cottages

A beautifully presented four-bedroom character home, situated on a mature plot with a south-east facing rear garden. Located in the semi-rural hamlet of Maplehurst yet only a short drive to Horsham mainline railway station.

- FOUR DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- OPEN-PLAN KITCHEN/FAMILY ROOM
- SEPARATE UTILITY ROOM
- SOUTH-EAST FACING GARDEN
- GARDEN ROOM



This wonderfully spacious and extended home offers plentiful accommodation arranged over three floors set in the fabulous Sussex countryside.

The welcoming hallway provides access to the sitting room, kitchen/family room, downstairs bathroom and stairwell to the upper floors. The sitting room, to the front of the property, is a lovely bright space that has a feature fireplace, with a wood burner, and built-in shelving. The open-plan kitchen/family room is a particular feature of this property, with engineered oak flooring with underfloor heating and folding doors leading into the garden. The kitchen has been fitted with white units with wood and granite worktops, there is an integrated dishwasher and space for a range-style cooker and American-style fridge/freezer. An internal door leads into the utility that has space with plumbing for a washing machine & tumble dryer. The family bathroom has been fitted with a white suite comprising panelled bath, pedestal basin, w.c., and shower cubicle.

The stairwell leads to the upper floors with three double bedrooms on the first floor and then continues to the loft conversion, with a further double bedroom with an en-suite shower room. The en-suite has a Velux style window, basin, w.c., and corner shower unit.

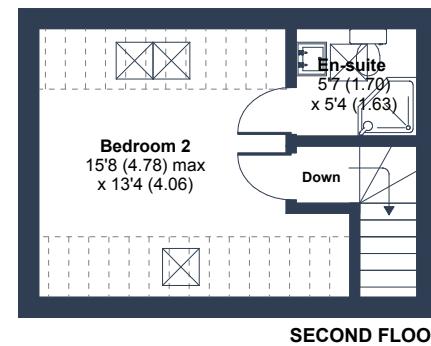
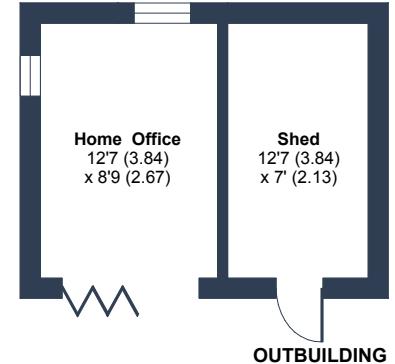
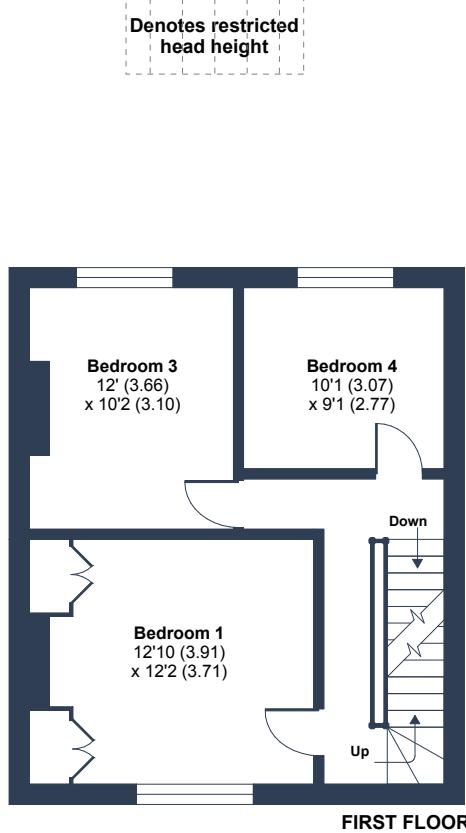
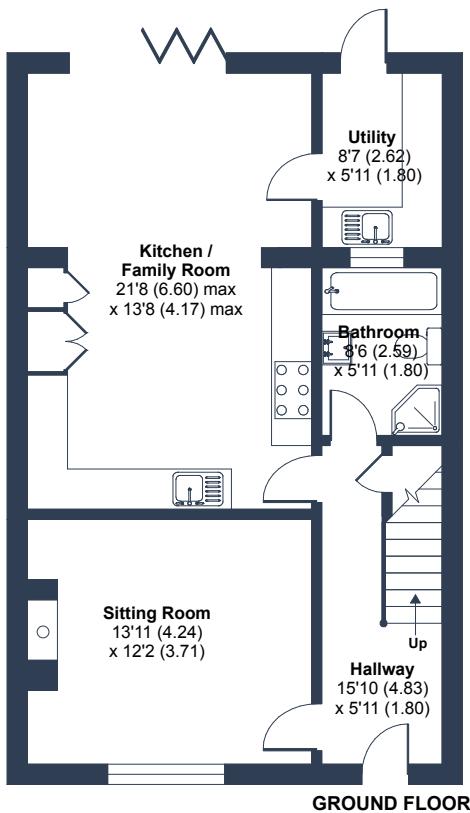


OUTSIDE

The property is approached via a brickwork pathway leading to the covered front door with mature planting either side. The south-east facing rear garden is mainly laid to lawn with mature flower beds and a generous patio area, ideal for al-fresco dining & entertaining. At the rear of the garden is an outbuilding with home office and shed. The office has power and lighting, perfect for those working from home.

Maplehurst is a hamlet in the civil parish of Nuthurst, and the Horsham District of West Sussex. The hamlet is on the Copsale to Nuthurst road, 3.8 miles south from the town of Horsham. There is one pub very close by, The White Horse, which is well regarded. Further shopping facilities and eateries are to be found in the nearby Southwater and Horsham.





Approximate Area = 1368 sq ft / 127.1 sq m

Limited Use Area(s) = 83 sq ft / 7.7 sq m

Outbuilding = 206 sq ft / 19.1 sq m

Total = 1657 sq ft / 153.9 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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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, LPG, water and private drainage are currently connected to the property. Council Tax Band E. EPC - E. Agents Note: Property has right of access through the neighbours garden.

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



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