



Lime Kiln Road, Mannings Heath, West Sussex, RH13 6JH



woodlands





Situated in the highly sought-after village of Mannings Heath, and brought to the market with no onward chain, This substantial 5 bedroom detached family home provides generous living and sleeping accommodation making it the perfect home for a modern family. Lime Kiln Road is a popular cul-de-sac in the heart of this quintessential Sussex village. Where homeowners can enjoy the relaxed, quiet pace of village life whilst being just a few minutes drive from Horsham, with all the benefits of a vibrant market town close at hand. There are stunning local walks, a Championship Golf course and wine estate, micro breweries and a popular village green all on your doorstep. The country idyll!

Accessed from a driveway providing parking for 2-3 cars in front of an integral double garage with electric doors. You immediately get a sense of scale and comfort as you walk through the front door into the impressive entrance hall with galleried landing and large area to the rear that creates a wonderful floor across the ground floor.

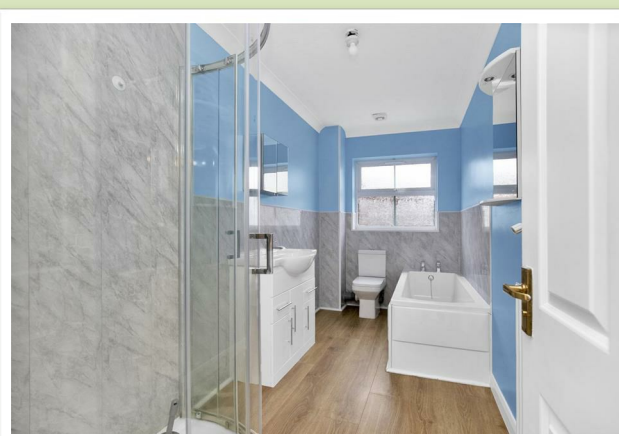
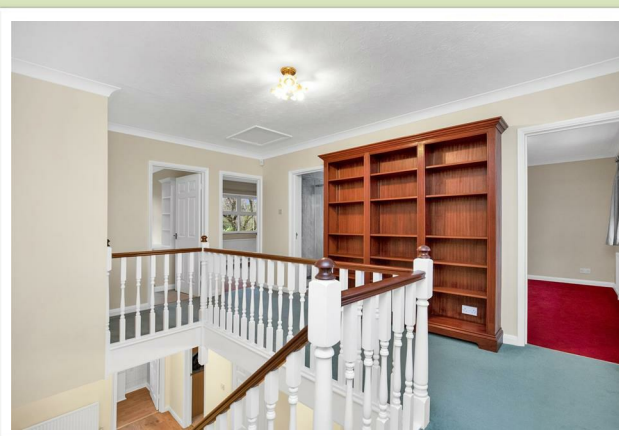
The ground floor accommodation comprises a guest cloakroom off the entrance hall, a large kitchen with beautiful wood cabinetry and fitted double oven, induction hob and built-in dishwasher, with a utility room beyond this a door leading to the side of the property. The living room is a fantastic size for a family and entertaining with twin windows flooding this room with natural light. There is also separate dining room leading through to the large glass roofed conservatory with views over the rear garden.

From the hallways stairs leading up to a spacious landing with fitted book shelves and store cupboard. The property has 5 bedrooms - 4 of these are spacious doubles with the principal suite being particularly spacious and also featuring an en-suite bathroom with separate bath and shower. Bedroom 5 is a single but still features fitted wardrobes and a dresser making it a very useable room.

The garden is a wonderful mature space, feeling particularly private with a large patio area leading off from the conservatory and an area of lawn making it the perfect spot for outdoor entertaining the al-fresco dining.







**Accommodation with approximate room sizes:**

**Max measurements shown unless stated otherwise.**

**ENTRANCE HALL**

**CLOAKROOM**

**LIVING ROOM 24'02" x 12'08" (7.37m x 3.86m)**

**DINING ROOM 12'10" x 10'01" (3.91m x 3.07m)**

**CONSERVATORY 19'05" x 11'01" (5.92m x 3.38m)**

**KITCHEN 16'0" x 10'01" (4.88m x 3.07m)**

**UTILITY ROOM 12'10" x 5'09" (3.91m x 1.75m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 19'0" x 12'09" (5.79m x 3.89m)**

**EN-SUITE BATHROOM**

**BEDROOM TWO 13'11" x 10'01" (4.24m x 3.07m)**

**BEDROOM THREE 13'05" x 10'04" (4.09m x 3.15m)**

**BEDROOM FOUR 12'10" x 10'01" (3.91m x 3.07m)**

**BEDROOM FIVE 10'0" x 7'10" (3.05m x 2.39m)**

**FAMILY BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**DRIVEWAY PROVIDING OFF ROAD PARKING**

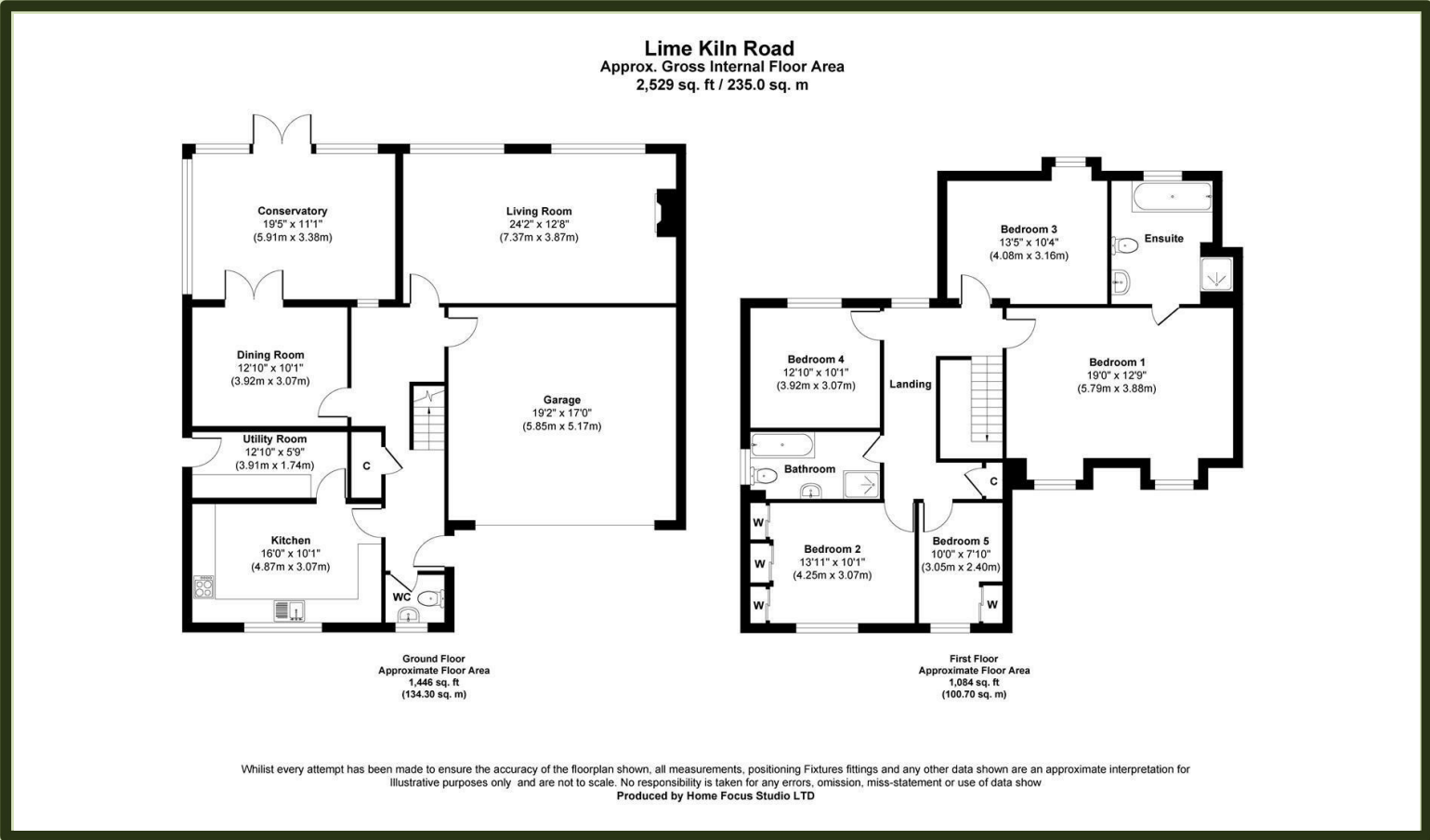
**INTEGRAL DOUBLE GARAGE 19'02" x 17'0" (5.84m x 5.18m)**

**REAR GARDEN**

**NO ONWARD CHAIN**



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**LOCATION:** The Village of Mannings Heath is ideally located just a couple of miles south of Horsham, and with easy access to London, Gatwick and Brighton. This vibrant village has an active community with regular events being held by local groups such as open air-theatre on the green, quiz nights and summer fetes. There is a championship golf course & wine estate, local convenience shop and petrol station, and a regular bus service to Horsham and Brighton. The village is within the school catchment area for St Andrew's, Primary School Nuthurst, with a local school bus pick up just a short walk away. The property is also within the catchment of Forest and Millais Secondary Schools.

**DIRECTIONS:** From Horsham proceed in an Easterly direction along the Brighton Road (A281). Proceed into the village of Mannings Heath passing the Public House on the left hand side. Take the next turning on the left into Church Road. Take the second turning on the right into Woodlands Walk and then first left into Lime Kiln Road.

**COUNCIL TAX:** Band G.

**EPC Rating:** D.

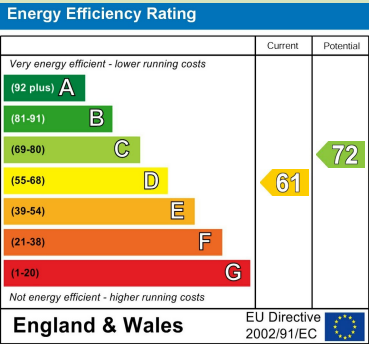
**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**

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Tel: 01403 270270



**MISREPRESENTATION ACT**

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**NOTE:** whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.