



Nuthurst Street, Nuthurst, West Sussex, RH13 6LH



woodlands



Brought to market for the first time in over 40 years and offered with no onward chain, this beautifully extended and meticulously maintained family home is a true standout. Seamlessly blending timeless village charm with easy access to the thriving market town of Horsham just minutes away, this is your chance to enjoy the best of both worlds - countryside living with all the conveniences of modern life close at hand.

Tucked beside the highly regarded village school and enjoying picture-perfect views of St Andrew's Church spire, the property boasts an enviable setting. The ever-popular Black Horse pub and miles of scenic countryside walks are on your doorstep, inviting you to savour the relaxed rhythm of village life.

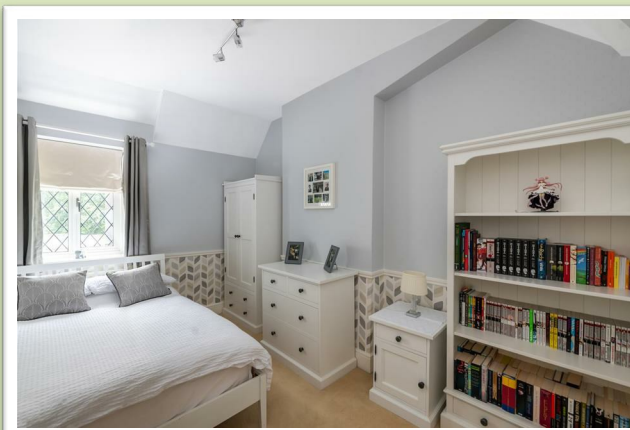
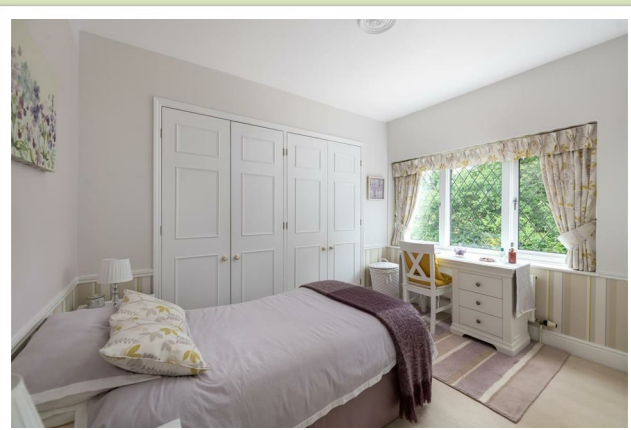
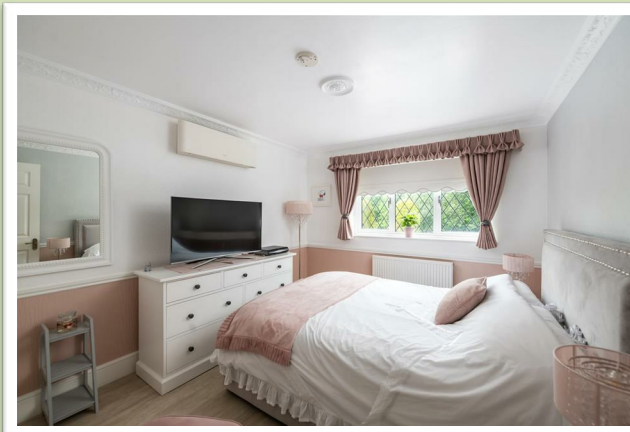
From the moment you arrive, a gated, block-paved driveway offering parking for three vehicles sets a welcoming tone. Step inside, and you're greeted by a bright and inviting entrance hall where elegant Amtico flooring flows seamlessly through much of the ground floor, creating a cohesive look.

To the front, the sitting room offers a peaceful retreat, with soft neutral décor, high ceilings, and a charming open fireplace - perfect for cosy winter evenings. The real heart of the home, however, lies to the rear: a stunning open-plan extension where a spacious dining area and family room bask in natural light from dual-aspect windows and French doors leading to the garden. A cosy wood-burning stove brings rustic elegance, while the adjoining kitchen is a dream for home chefs, complete with sleek cabinetry, premium Corian worktops, Miele and Bosch appliances, and space for an American-style fridge-freezer. A guest cloakroom and separate utility room with space for additional white goods add practicality to the thoughtful design.

Upstairs, you'll find three generously sized double bedrooms. One features stylish fitted wardrobes, while another benefits from the privacy of a modern en-suite. The family bathroom is equally impressive, with a contemporary P-shaped bath and an Aqualisa shower, all finished to a high standard.

Step outside to a west-facing rear garden that's made for entertaining. A block-paved patio, lush lawn, and mature planting provide a private, sun-soaked haven. And for those needing extra space, a substantial garden room offers endless flexibility - perfect as a home office, creative studio, or kids' den.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE HALL**

**FRONT ROOM 14'6 x 12'0 (4.42m x 3.66m)**

**KITCHEN/DINING ROOM 18'9 x 10'1 (5.72m x 3.07m)**

**LOUNGE/DINING ROOM 22'7 x 16'7 (6.88m x 5.05m)**

**UTILITY ROOM 10'9 x 5'7 (3.28m x 1.70m)**

**GUEST WC**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 12'6 x 10'5 (3.81m x 3.18m)**

**BEDROOM TWO 12'9 x 10'5 (3.89m x 3.18m)**

**BEDROOM THREE 10'9 x 10'0 (3.28m x 3.05m)**

**ENSUITE SHOWER ROOM 5'7 x 3'4 (1.70m x 1.02m)**

**FAMILY BATHROOM 7'2 x 6'0 (2.18m x 1.83m)**

**OUTSIDE**

**GATED BLOCK PAVED DRIVEWAY**

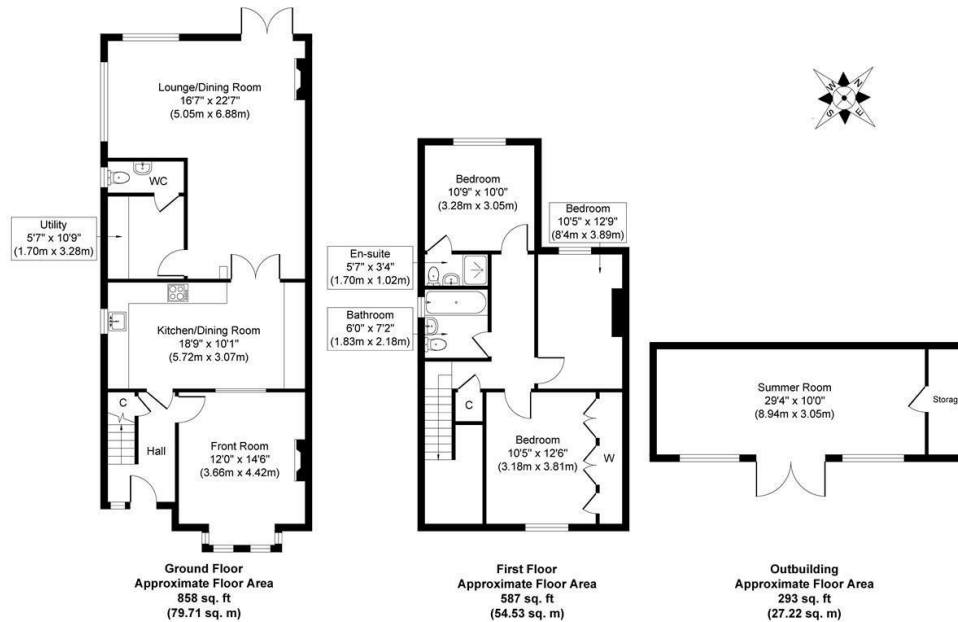
**WEST FACING REAR GARDEN**

**SUMMER ROOM 29'4 x 10'0 (8.94m x 3.05m)**

**NO ONWARD CHAIN**



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Approx. Gross Internal Floor Area 1,445 sq. ft / 134.24 sq. m

Outbuilding Internal Floor Area 293 sq. ft / 27.22 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**DIRECTIONS:** From Horsham proceed in an Easterley direction out of town along the A281 Brighton Road. Pass the village of Mannings Heath and continue into Monks Gate. Turn right, following the signs to Nuthurst. Once you enter the village, continue past The Black Horse Pub on your left hand side. The property will then be found on the right hand side, just before St Andrews school.

**COUNCIL TAX:** Band E.

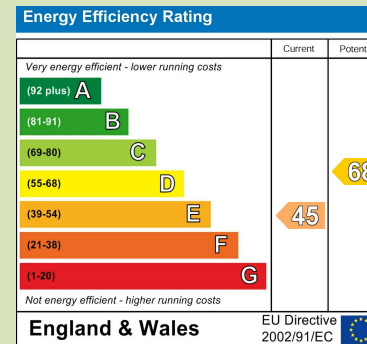
**EPC Rating:** E.

**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.**



**MISREPRESENTATION ACT**

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

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