



Pound Lane, Mannings Heath, West Sussex, RH13 6JJ



woodlands



For sale, with no onward chain - a spacious extended family home, in a highly sought-after village.

Mannings Heath is one of the most desirable locations in the Horsham area, 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 thriving 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!

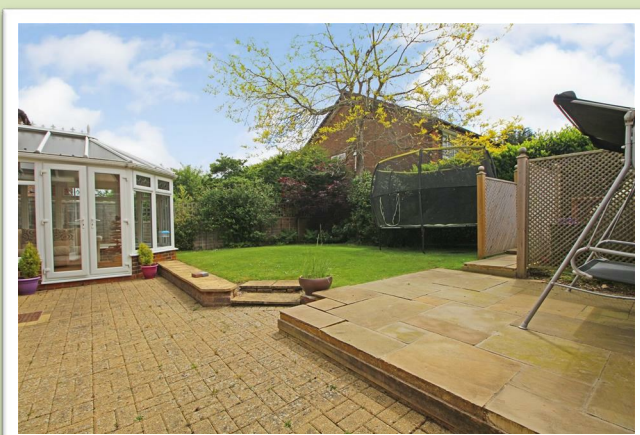
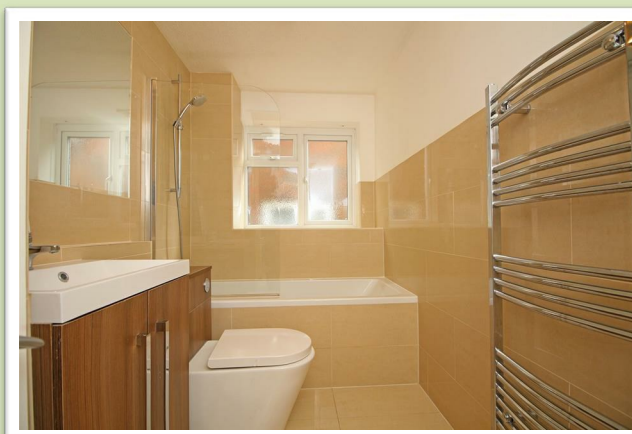
The property has been well maintained and recent improvements include a modern en-suite shower room and kitchen/dining room. The property boasts generous living accommodation, with a large sitting room opening up to the 20ft x 15ft kitchen/dining room with feature Aga and a breakfast bar for informal dining and there is the added benefit of a separate utility and family room or this could be used as a home office to meet the changing needs of home-working. A downstairs cloakroom and integral garage complete the downstairs accommodation.

To the first floor, we have four good sized bedrooms, the master boasting an en-suite shower room and there is a family bathroom.

Outside to the front is a driveway providing off road parking, leading to the garage. The secluded south facing rear garden is mainly laid to lawn with a patio area offering the perfect space to sit and enjoy the summer months.

An internal viewing is strongly advised to fully appreciate the location and what this property has to offer.





Accommodation with approximate room sizes:

ENTRANCE HALL

CLOAKROOM

SITTING ROOM 12'1" x 16'6" min (3.68m x 5.03m min)

KITCHEN/DINING ROOM 20'3" x 15'3" max 11'7" min (6.17m x 4.65m max 3.53m min)

CONSERVATORY 8' x 11'5" (2.44m x 3.48m)

FAMILY ROOM 8'1" x 10'3" (2.46m x 3.12m)

UTILITY ROOM 7'11" x 7'2" (2.41m x 2.18m)

FIRST FLOOR

LANDING

MASTER BEDROOM 13' x 10'6" (3.96m x 3.20m)

EN-SUITE

BEDROOM TWO 13' x 8'5" (3.96m x 2.57m)

BEDROOM THREE 7' x 10' (2.13m x 3.05m)

BEDROOM FOUR 7' x 10'7" (2.13m x 3.23m)

FAMILY BATHROOM 10'4" max x 5'7" (3.15m max x 1.70m)

OUTSIDE

FRONT GARDEN

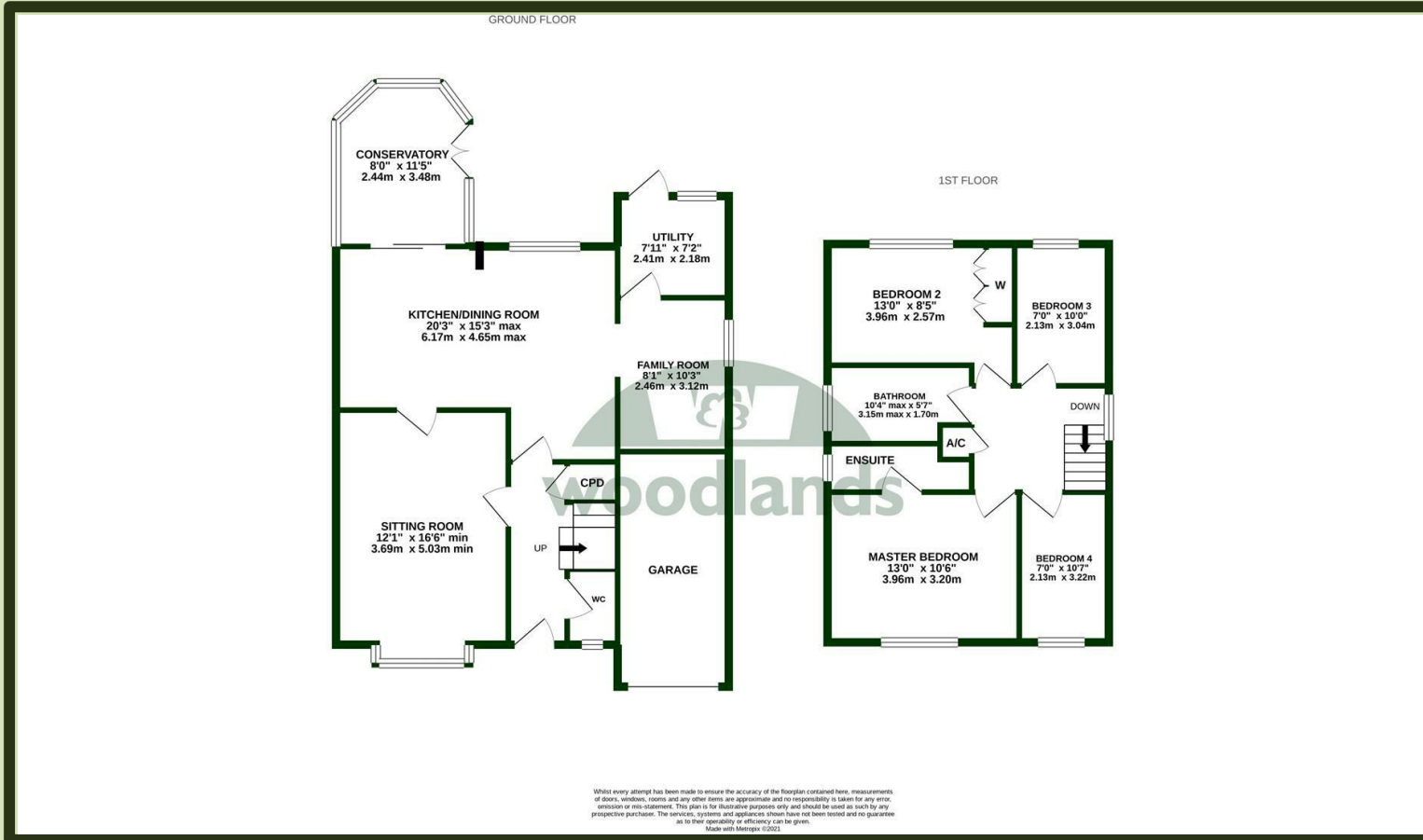
OFF ROAD DRIVEWAY PARKING

GARAGE

SOUTH FACING REAR GARDEN



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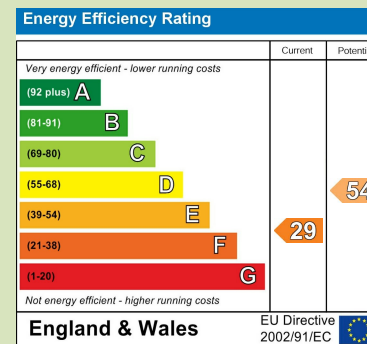
**LOCATION:** The Village of Mannings Heath is ideally located just a couple of miles south of Horsham, but with easy access to London, Gatwick and Brighton. This vibrant village has an active community with regular events being held by local groups such as open air-theatre on the green, quiz nights and summer fetes, there is a regular bus service to Horsham and Brighton, championship Golf course & Wine estate, and local convenience shop and petrol station. 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 and turn left into Pound Lane.

**COUNCIL TAX:** To be confirmed

**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

**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.