



Masons Field, Mannings Heath, West Sussex, RH13 6JP







Nestled in the sought-after village of Mannings Heath, this immaculate bungalow is a true gem for those craving a peaceful home, in a wonderful setting just a short drive from the thriving market town of Horsham. Blending comfort with style, this beautifully renovated home is perfect for families and downsizers alike.

Step inside to a welcoming hallway, where a striking exposed brick wall sets the tone. The main reception room, complete with a charming fireplace, offers a dual aspect and a wealth of space for living and dining room furniture. The room is very bright with large windows flooding the space with natural light and flows seamlessly into the sun lounge overlooking the rear garden. This is the perfect area for relaxing or entertaining.

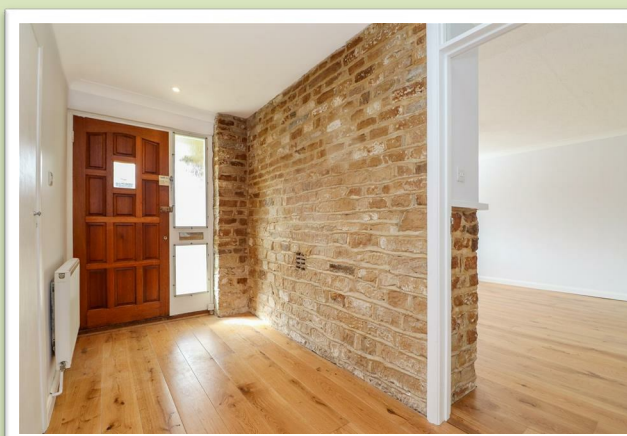
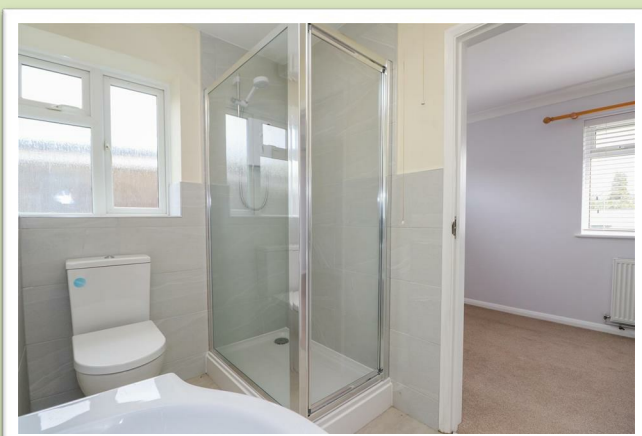
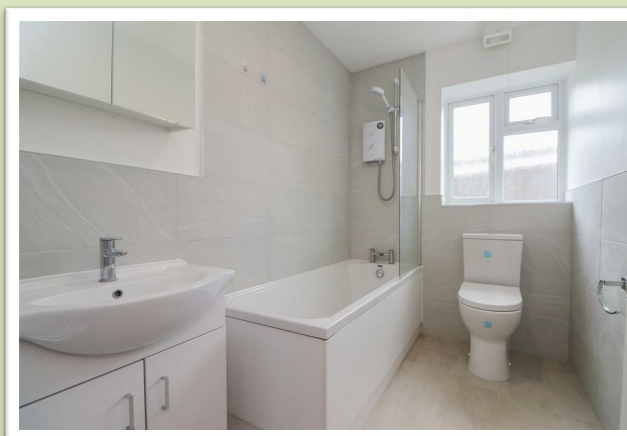
The modern kitchen has been recently fitted, boasting quality integrated appliances including a double oven, dishwasher and fridge/freezer. This is a nice bright room and flows into a handy utility room beyond with fitted units, a butlers sink and space for a freestanding washing machine.

This bungalow offers four well-proportioned bedrooms, each with its own character. The main bedroom features a luxurious en-suite, stylish built-in wardrobe, and a fresh, high-end finish. The second bedroom is spacious and bathed in natural light, while the third provides ample flexibility. The fourth bedroom is perfect as a guest room or home office, complete with built-in storage. A well-presented, fully fitted bathroom completes the internal accommodation.

Outside, the generous garden is thoughtfully divided into versatile sections, offering both a blank canvas for green-fingered buyers and a ready-to-enjoy outdoor retreat. A garage with rear garden access and ample parking add to this home's appeal.

With its prime location, attractive features, and tranquil setting, this bungalow is a rare find.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

#### ENTRANCE HALL

LIVING/DINING ROOM 14'02" x 24'01" (4.32m x 7.34m)

SUN LOUNGE 10'0" x 8'02" (3.05m x 2.49m)

KITCHEN 15'0" x 9'0" (4.57m x 2.74m)

UTILITY ROOM 7'0" x 15'06" (2.13m x 4.72m)

BEDROOM ONE 13'09" x 15'06" (4.19m x 4.72m)

EN-SUITE SHOWER ROOM 5'07" x 8'01" (1.70m x 2.46m)

BEDROOM TWO 11'04" x 14'07" (3.45m x 4.45m)

BEDROOM THREE 13'11" x 9'0" (4.24m x 2.74m)

BEDROOM FOUR 10'02" x 7'10" (3.10m x 2.39m)

FAMILY BATHROOM 5'07" x 10'06" (1.70m x 3.20m)

#### OUTSIDE

FRONT & SIDE GARDENS

REAR GARDEN

DETACHED GARAGE 9'02" x 22'10" (2.79m x 6.96m)

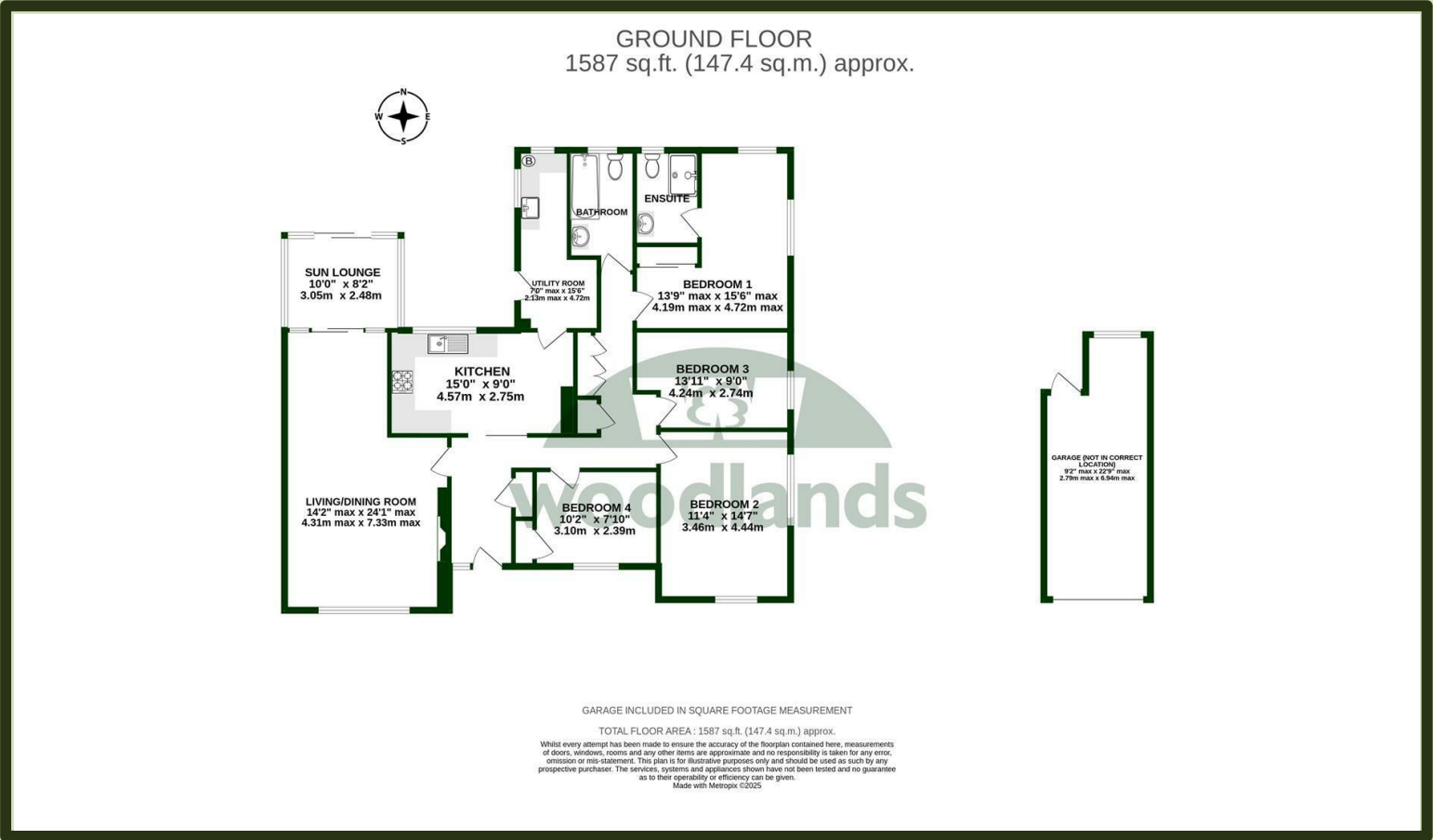
OFF ROAD PARKING

NO ONWARD CHAIN



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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 few yards from the property. 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 just after the Esso garage, turn left into Pound Lane. Masons Field can then be found on the left hand side.

**COUNCIL TAX:** Band F.

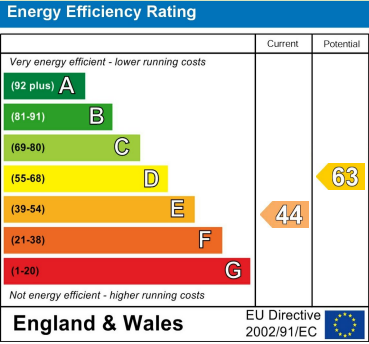
**EPC Rating:** E.

**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.**



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