Peppersgate, Lower Beeding, West Sussex, RH13 6ND

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Offers In Excess Of £700,000

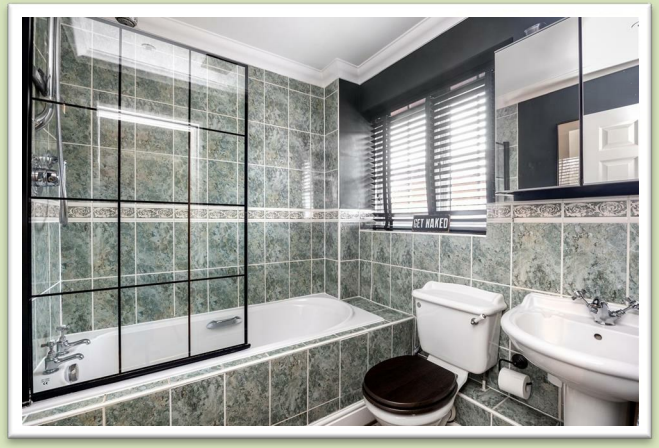
Beautifully finished throughout, this contemporary family home offers an impressive level of space across two floors, extending to around 1,662 sq.ft, with a layout designed for modern living. Set in an idyllic semi-rural position with far-reaching views towards the South Downs, it strikes a superb balance between countryside calm and easy access to Horsham's bustling market town, just five miles away, as well as a choice of nearby pubs and restaurants.

A bright reception hall leads into a striking open-plan kitchen, dining and family space, flooded with natural light from skylights and wide bi-fold doors that open onto the garden terrace. This is a real highlight of the property, offering an impressive living space for a modern family. The sleek kitchen is fitted with high-quality contemporary units and a full range of integrated appliances including double and single fan-assisted ovens, warming drawer, microwave, wine cooler, dishwasher, and space for an American-style fridge freezer. At its centre is a substantial island with elegant breakfast seating, creating a sophisticated focal point for both casual dining and socialising.

A separate sitting room offers a cosy retreat with double doors to the garden and a corner fireplace with log burner. The ground floor is completed by a study, cloakroom and a practical utility area with access to the garage store.

Upstairs, the main bedroom features fitted wardrobes and a stylish en-suite bathroom with chrome finishes. Two further bedrooms include another en-suite shower room, supplemented by a well-appointed family bathroom.

Outside, the driveway leads to a part-converted single garage providing useful storage. The rear garden is a standout feature, with a generous decked area ideal for enjoying the panoramic countryside outlook, plus a brick-built pizza oven, wood store and an additional paved terrace for summer entertaining, all overlooking a neatly kept lawn.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 12'7 x 6'11 (3.84m x 2.11m)

LIVING ROOM 19'10 x 13'6 (6.05m x 4.11m)

KITCHEN/DINING/FAMILY ROOM 23'7 x 20'0 (7.19m x 6.10m)

UTILITY ROOM 8'9 x 5'10 (2.67m x 1.78m)

STUDY 5'09" x 6'03" (1.75m x 1.91m)

CLOAKROOM 30" x 6'05" (9.14m x 1.96m)

FIRST FLOOR

LANDING 12'3 x 13'2 (3.73m x 4.01m)

BEDROOM ONE 13'6 x 9'10 (4.11m x 3.00m)

EN-SUITE BATHROOM 6'8 x 6'3 (2.03m x 1.91m)

BEDROOM TWO 10'6 x 9'7 (3.20m x 2.92m)

EN-SUITE SHOWER ROOM 6'10 x 6'2 (2.08m x 1.88m)

BEDROOM THREE 13'7 x 9'8 (4.14m x 2.95m)

FAMILY BATHROOM 6'9 x 6'3 (2.06m x 1.91m)

OUTSIDE

GARAGE (PART CONVERTED) 12'7 x 9'0 (3.84m x 2.74m)

DRIVEWAY

REAR GARDEN

ESTATE CHARGE: £694 PER ANNUM

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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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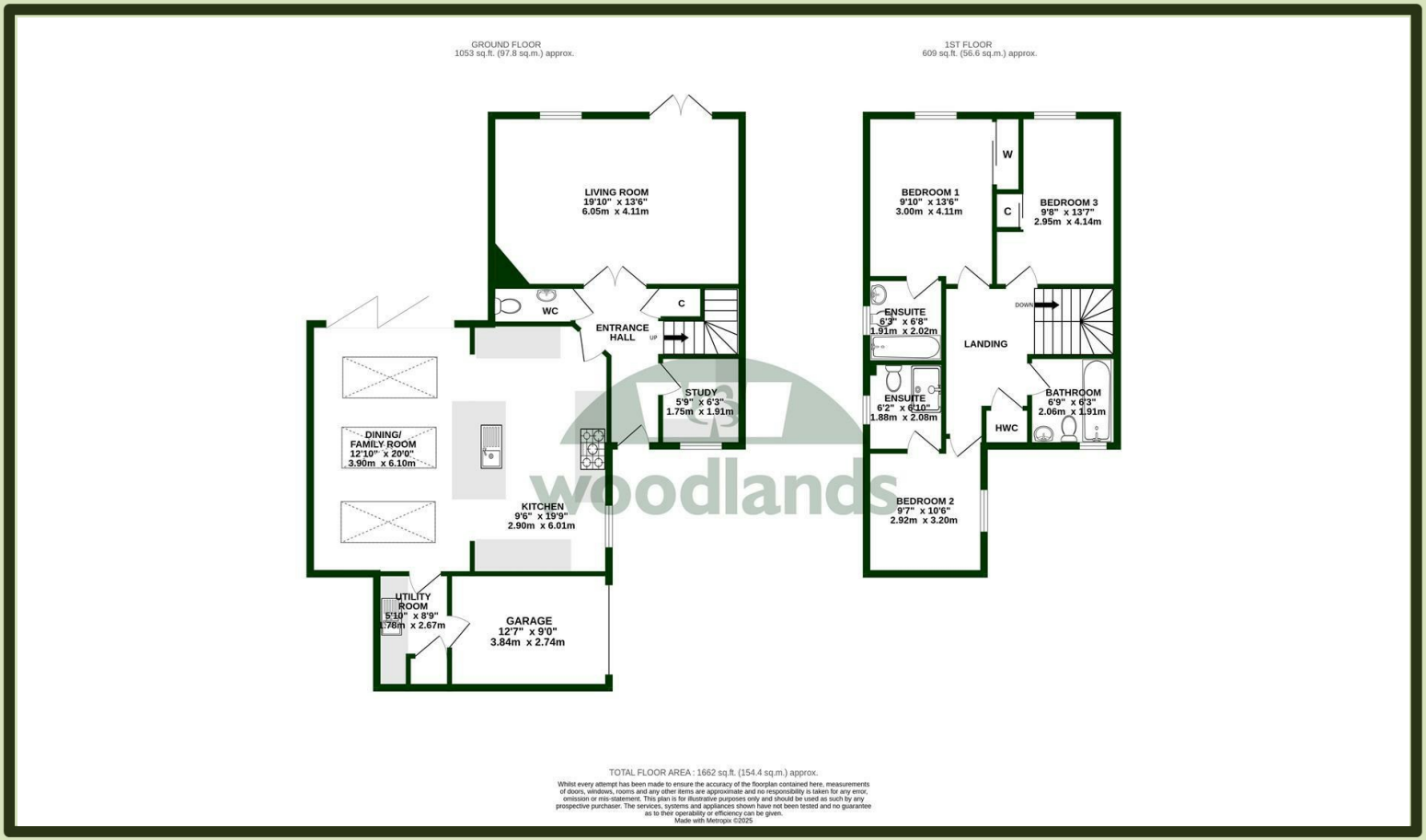


DIRECTIONS: From Horsham proceed in an Easterly direction out of the town along the Brighton Road (A281). Pass through the villages of Mannings Heath and Monks Gate. Keep travelling along the A281 where you will pass Leonardslee Gardens on the left hand side. Continue along and down the hill, passing South Lodge Hotel on your right hand side. Continue past The Crabtree Pub where the turning for Peppersgate is the next on the left.

COUNCIL TAX: Band F.

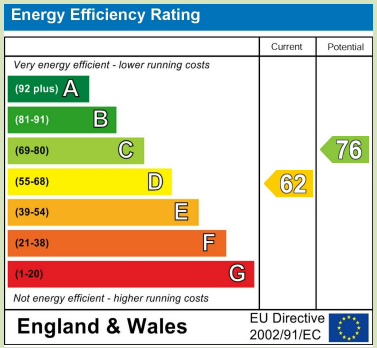
EPC Rating: D.

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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