

7 Oakfield Road, Cowfold, West Sussex, RH13 8AB

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JAMESDEAN
ESTATE AGENTS



Available to the market with no onward chain and vacant possession is this deceptively spacious three double bedroom house in the village of Cowfold.

From the front door is a spacious entrance hall that leads to the dining room with French doors opening onto the rear garden. Off of the hall are the stairs to the first floor and door to the main living room with window overlooking the garden and a feature wood burner. From the living room you access the modern kitchen with integrated appliances and a stable door to the side garden and driveway. There is also a separate study and downstairs cloakroom.

Upstairs are three generous bedrooms with the master bedroom being dual aspect and spanning from the front to the rear of the house. Bedroom two is also dual aspect allowing plenty of light to flood in. To complete the first floor is the bathroom and access to the loft space.



Externally is a low maintenance South facing rear garden with shed and side access. To the side and front are further gardens mainly laid to lawn with mature hedges providing a degree of privacy. There is a gated block paved driveway providing ample off street parking.

Further features include bespoke white fitted wooden shutters, double glazed windows, scope to extend (STPC), views to the front over open green area, walking distance to the local shop, village Indian restaurant and pubs. Also within close proximity is a local School & nursery and the luxury South Lodge Hotel & spa, and Michelin star restaurant. The nearest main town is Horsham which is short drive away which offers a host of well known shops, restaurants, pubs, Everyman cinema and the train station with great access to London and the coast.

NO CHAIN & VACANT POSSESSION OFFERED
EPC RATING: D
COUNCIL TAX BAND: D
FREEHOLD

Under section 21 of the Estate Agent Act 1979, we hereby declare a personal interest in the sale of this property.

Offers In Excess Of £400,000

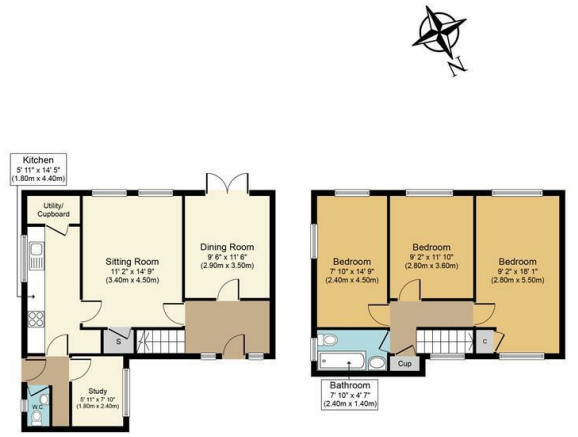

Virtually Staged




Virtually Staged



Floor plan



Ground Floor
Approximate Floor Area
585 sq. ft.
(54.3 sq. m.)

First Floor
Approximate Floor Area
514 sq. ft.
(47.8 sq. m.)

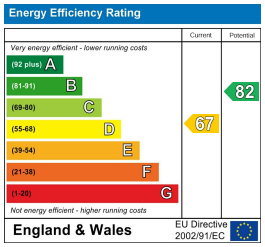
Oakfield Road, RH13

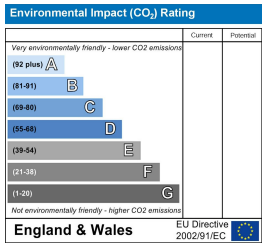
Approx. Gross Internal Floor Area 1,099 sq. ft. (102.1 sq. m.)

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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TENURE: Freehold
Council Tax Band: D

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