



Brookside Cottage Church Lane, Plummers Plain

Guide Price £795,000

Brookside Cottage Church Lane

Plummers Plain, Horsham

Being positioned in an idyllic semi-rural position; this three bedroom detached bungalow also boasts a stunning spacious family room and sits within a generous plot with stunning private gardens and an outdoor garden office.

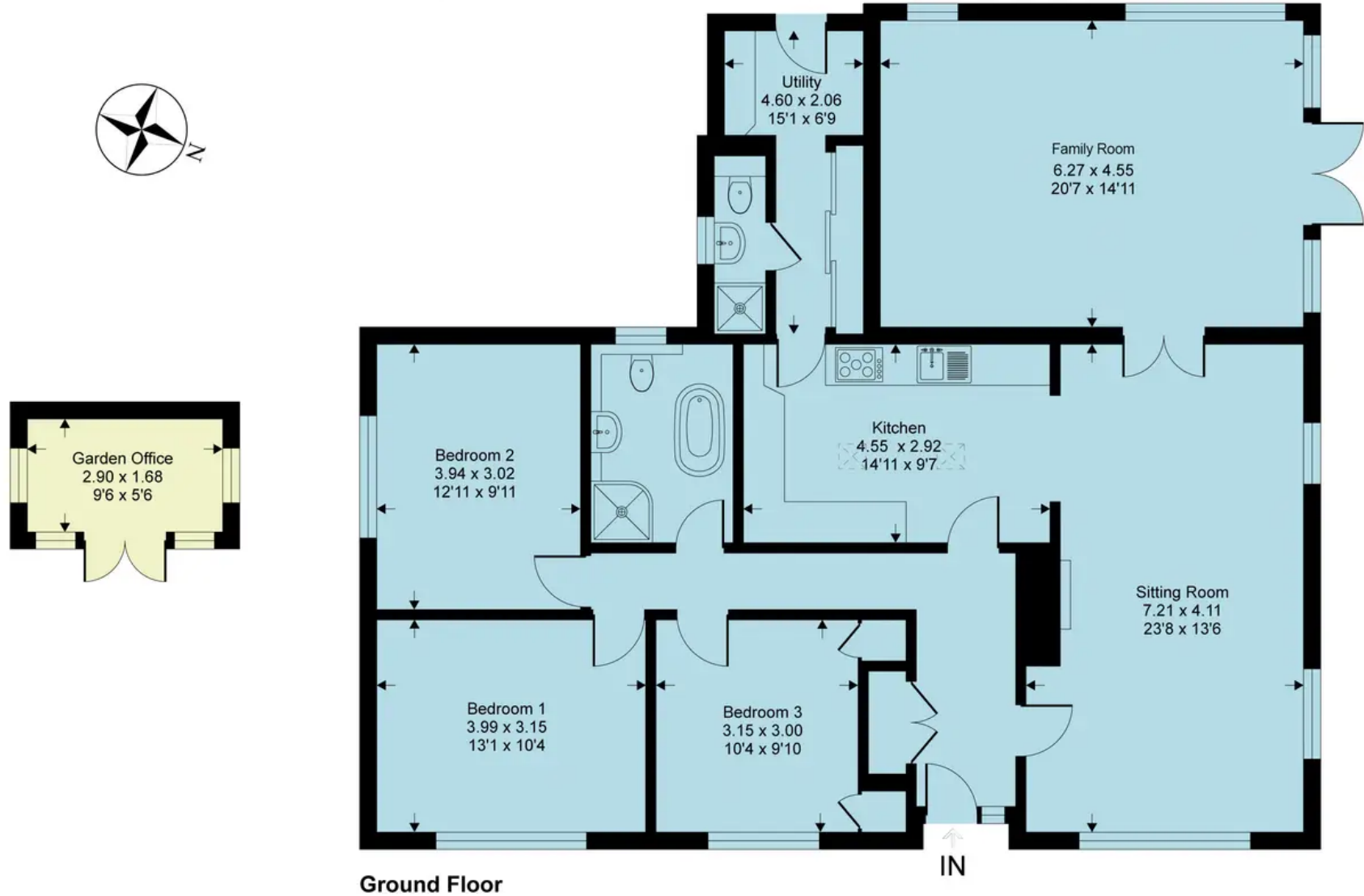
The reception hallway welcomes you and leads into a well-proportioned sitting room which enjoys a light and airy feel due to the double aspect, there is also a stone fireplace with a working fire which is ideal for crisp winter evenings. The sitting room is part open to the separate family room which has a Wood Frame construction, there are full height windows that provide fabulous views out over the gardens and there is a superb feeling of space due to the vaulted ceiling with wooden beams, double doors open directly out onto the rear garden terrace. The kitchen has a range of base cabinets with space for a freestanding Range style cooker and is equidistant to both the family room and sitting room with ample space for dining/family table. There are three bedrooms; two of which enjoy an aspect to the front of the property and one of which has an aspect to the side, adjacent to the bedrooms is a family bathroom which features a freestanding rolltop bath with mixer tap and a shower attachment, there is a separate walk-in shower, along with a wash hand basin and a low level WC, there is tongue and groove panelling to the walls creating useful storage space and there is also complementing chrome fittings. There is a separate shower room with a walk-in shower, a low level WC and a wash hand basin along with stylish tiling to the walls.

An attractive semi-rural area situated approximately four miles south of Horsham and offers great commuting opportunities. Gatwick can be driven to within approximately 20 minutes, the A/M23 is within a



Brookside Cottage, RH13

Approximate Gross Internal Area = 140 sq m / 1508 sq ft
Approximate Outbuilding Internal Area = 5 sq m / 52 sq ft
Approximate Total Internal Area = 145 sq m / 1560 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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