



## Meadowlands Winterpit Lane, Mannings Heath

Guide Price £1,150,000

# Meadowlands Winterpit Lane

Mannings Heath, Horsham

A well-presented five bedroom, two bathroom, family home that is situated in a desirable position in the village of Mannings Heath offering access to a selection of well-regarded local schools, as well as pubs and restaurants in nearby Horsham town. This property also has a superb blend of living room and bedroom space arranged over two floors that totals approx. 2,722 sq.ft. and occupies a generous plot.

The reception hallway welcomes you and immediately impresses with its decorative tiled flooring. It leads into a well-proportioned double aspect sitting room that centres around a fireplace with a cast iron surround and a coal effect electric fire. The main social hub of this family home is the kitchen which has been refitted by the current owners to a stylish design and is cleverly thought out to be part open to a further family/sitting room. The kitchen has a range of wall and base cabinets with a contrasting design, along with Quartz work surfaces running throughout. There is also a convenient sit up breakfast bar, a selection of high-end integrated appliances and space for a freestanding range cooker. To the rear aspect of the property is a separate dining room which is ideal for social occasions. Also of note to the ground floor is a convenient cloakroom and separate utility room.

The staircase leads to the first floor where the main bedroom suite enjoys elevated views over the rear garden, as well as a walk-through dressing room with fitted wardrobe and cupboard space.

There is a fabulous en-suite bathroom which features twin wash hand basins, a large walk-in shower, a separate bath, a low-level WC and ample storage space within the built-in vanity cupboards. There are four further bedrooms, one of which is bedroom four that





## Meadowlands, Winterpit Lane, Mannings Heath, Horsham, RH13 6LZ

Approximate Area = 2428 sq ft / 225.6 sq m

Garage = 294 sq ft / 27.3 sq m

Total = 2722 sq ft / 252.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 993423



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