



1 Maple Cottages High Street, Partridge Green

Guide Price £475,000

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Partridge Green, Horsham

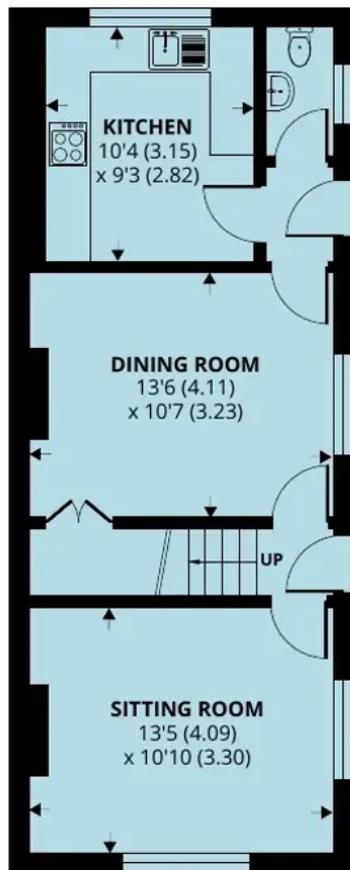
This delightful and charming three/four bedroom period cottage has accommodation arranged over three floors as well as occupying a generous plot and being ideally located for the nearby countryside, the Downs Link and a selection of well-regarded local schools, Horsham town centre is nearby as is Brighton. To the ground floor, a reception hallway welcomes you and leads into the main sitting room which has a double aspect providing a light and airy feel. It also features a fireplace with a log burning stove. Further living space to the ground floor includes the dining room which has an aspect to the side of the property and direct access to the under stairs storage space. Adjacent to the dining room is the kitchen which has a range of wall and base cabinets complemented with work surfaces running throughout. There is a freestanding Aga and plumbing and space for a washing machine. Also of note to the ground floor is a separate cloakroom with a wash hand basin and a low-level WC. There were also new timber sash windows and shutters installed in 4 rooms in keeping with the original character.

A staircase leads to the first floor where a well-proportioned double bedroom has an aspect to the front and side of the property providing a bright space. There are two further bedrooms plus a family bathroom which is well equipped with a wall mounted shower over the bath, wash hand basin and a low-level WC, all presented to a modern and contemporary style and complimented with chrome fittings. A further staircase leads to a converted loft that provides a further bedroom and access to further loft space.

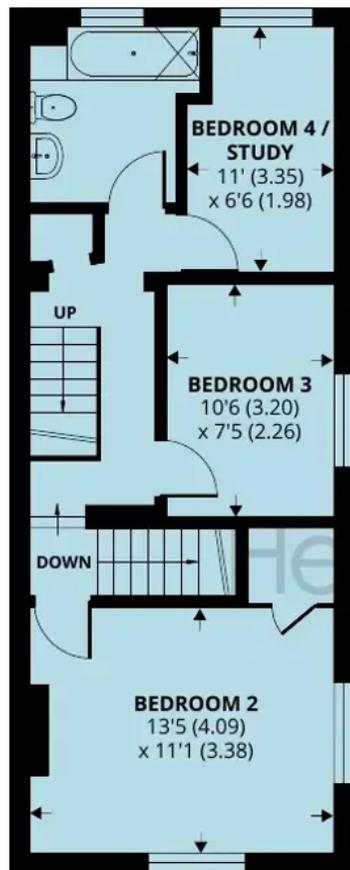
Situated in the heart of the popular village of Partridge Green. The village has a highly regarded butchers, local shops, primary school and is within approximately eight miles of Horsham town centre and the village is serviced



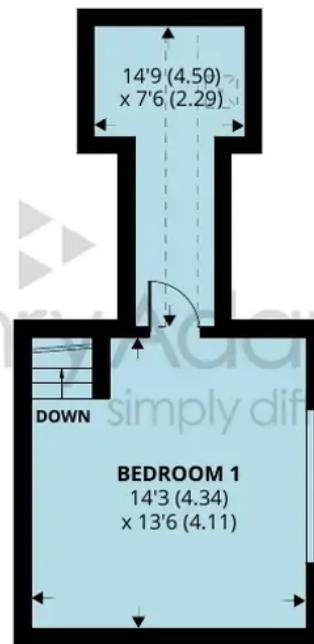
Denotes restricted head height



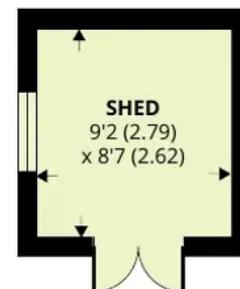
GROUND FLOOR



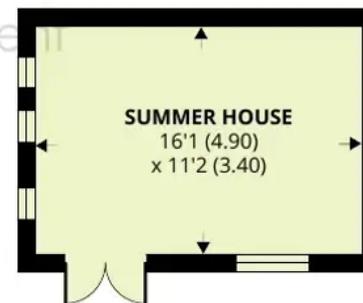
FIRST FLOOR



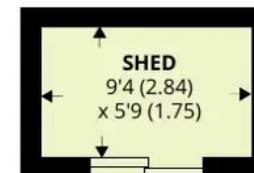
SECOND FLOOR



OUTBUILDING 2



OUTBUILDING 1



OUTBUILDING 3

1 Maple Cottages, High Street, Partridge Green, Horsham, RH13 8EW

Approximate Area = 1201 sq ft / 111.5 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

Outbuildings = 313 sq ft / 29 sq m

Total = 1568 sq ft / 145.6 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). © ntechcom 2023. Produced for Henry Adams. REF: 1006809



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.