



## Brooklands Picts Lane, Cowfold

Guide Price £595,000

# Brooklands Picts Lane

Cowfold, Horsham

This delightful two/three bedroom semi-detached property sits in a generous plot of approximately 0.60 of an acre and enjoys countryside views and a rural position with access to Cowfold Village. The property has a decent blend of living and bedroom space arranged over two floors, along with garaging and a workshop/basement as well as access to nearby countryside, commuter routes to the capital, well-regarded local schools and a selection of local pubs and restaurants.

To the ground floor, the reception hallway welcomes you and leads into a sitting/dining room which has a triple aspect where you can capitalise on the countryside views as well as a fireplace with a log burner which is ideal for crisp winter evenings. The kitchen is at the rear of the property and has a direct access to the raised patio terrace. Also of note to the ground floor is bedroom three/study as well as a bathroom and separate cloakroom. To the first floor, there are two well-proportioned bedrooms as well as a convenient storage cupboard and eaves storage space.

Council Tax band: E

Tenure: Freehold

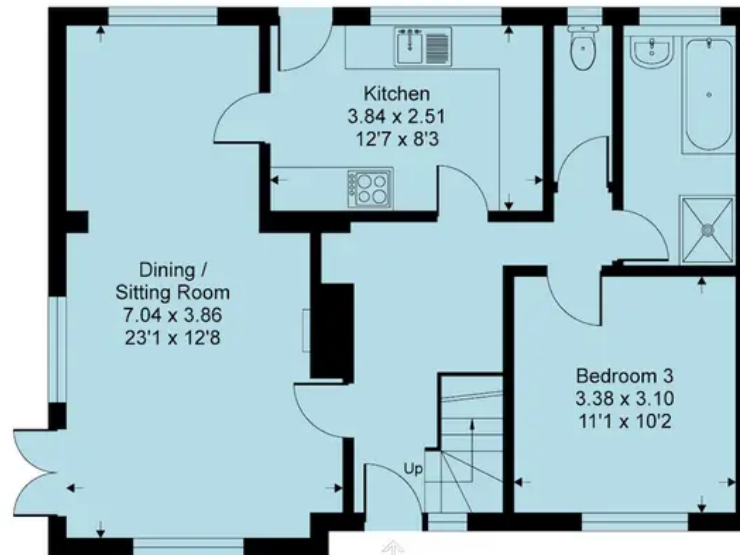
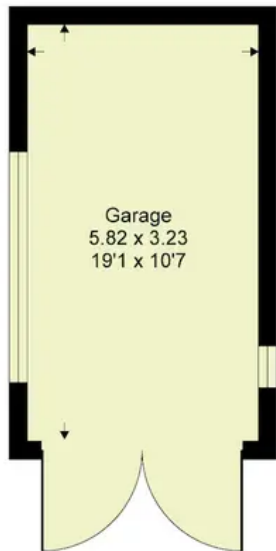
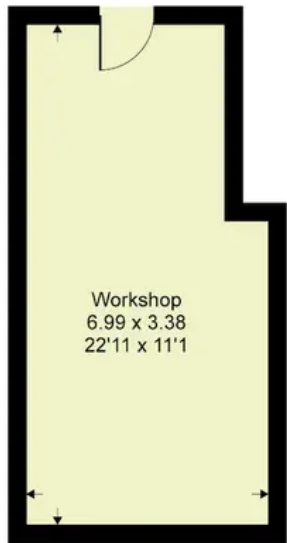
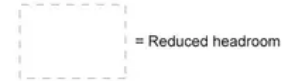
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

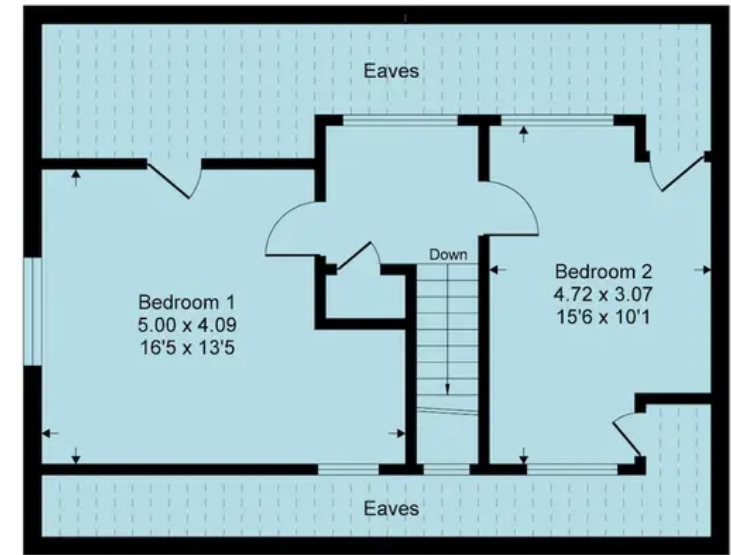


# Brooklands, Picts Lane, RH13

Approximate Gross Internal Area = 105 sq m / 1130 sq ft  
Approximate Garage Internal Area = 19 sq m / 202 sq ft  
Approximate Outbuilding Internal Area = 22 sq m / 236 sq ft  
Approximate Total Internal Area = 146 sq m / 1568 sq ft  
(excludes restricted head height)



Ground Floor



First 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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