



Sawyards | Manleys Hill | Storrington | West Sussex | RH20 4BT





# Sawyards

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PRICE GUIDE £430,000

A rare opportunity to acquire this charming two bedroom semi-detached period cottage, conveniently located close to the village centre. Internally, the property is presented in first class order and retains many original features with a wealth of exposed beams. Accommodation comprises: open plan sitting room/dining room with feature Inglenook fireplace and solid oak flooring, open plan kitchen with integrated appliances, ground floor shower room/w.c., master bedroom with vaulted ceiling and generous en-suite bathroom. Outside, there is allocated off road parking and to the rear there is a south facing landscaped courtyard garden with detached garden room with fitted shower and w.c.

- Charming Period Cottage
- Retaining Many Original Features
- Close to the Village Centre
- Two Double Bedrooms
- Open Plan Sitting Room with Inglenook
- Wealth of Exposed Oak Beams
- Open Plan Kitchen Area
- Integrated Appliances
- Ground Floor Shower/WC
- Oak Flooring
- Bedrooms with Vaulted Ceilings
- Generous En-suite to Bedroom One
- South Aspect Landscaped Courtyard Gardens
- Detached Garden Room with Shower
- Allocated Parking Space
- Viewing Recommended

**Entrance** Oak panelled front door to:

**Enclosed Entrance Porch** Tiled flooring, cloaks area and storage cupboard, part glazed door to:

**Open Plan Sitting Room/Dining Room** 23' 7" x 10' 6" (7.19m x 3.2m) Feature original exposed oak beams with feature Inglenook fireplace with coal effect fitted coal basket with canopy over, solid oak flooring, concealed lighting, double glazed window bays with working shutters, wall-mounted thermostat control for heating.

**Kitchen** 9' 1" x 8' 6" (2.77m x 2.59m) Range of wall and base units, range of working surfaces, inset Butler sink with swan neck mixer tap, inset five ring 'Bosch' gas cooker with stainless steel and glass extractor over, built-in fan assisted oven and separate grill, integrated fridge/freezer, washing machine and dishwasher, concealed spot lighting, oak flooring, uPVC double glazed stable door leading to rear garden.

**Ground Floor Shower Room/Cloakroom** Enclosed shower cubicle with overhead soaker, low level flush w.c., wash hand basin with monobloc tap, feature heated chrome towel rail, mirror with extractor fan.

**Oak Staircase** Step lighting, glass and chrome balustrade, leading to:

**Vaulted Landing Area** Velux windows, exposed beams, heated chrome towel rail.

**Master Bedroom** 12' 0" x 11' 10" (3.66m x 3.61m) Vaulted ceiling with exposed oak beams, built-in mirrored wardrobe cupboards, double glazed sash windows with secondary glazing, door to:

**Large Walk-in En-Suite Bathroom** With dressing area, free-standing slipper bath with chrome taps, separate enclosed shower cubicle with overhead soaker and glass and chrome folded screen, twin wash hand basins, low level flush w.c., Velux window, concealed spot lighting, oak flooring, two heated chrome towel rails, one is large with mirror over, built-in mirrored sliding wardrobe cupboards housing combination boiler with overhead storage cupboards.

**Bedroom Two** 12' 2" x 9' 8" (3.71m x 2.95m) Vaulted exposed ceiling with oak beams, double glazed sash window with secondary glazing.

**Outside**

**Front Garden** Attractive flower and shrub borders, allocated parking space for two vehicles.

**Rear Garden** South facing courtyard style landscaped rear garden, Indian sandstone paving with step up to further area with porcelain tiled area, ornamental fish pond, further steps up to additional seating area with outside power supply leading to:

**Detached Garden Room** 14' 8" x 9' 8" (4.47m x 2.95m) Folding doors, oak flooring, built-in mirrored wardrobe cupboards, pull-down double bed, recessed area with w.c. and shower area.

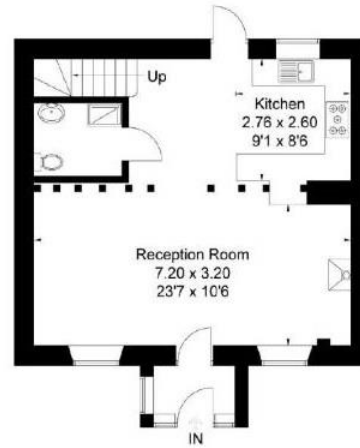
**EPC Rating:** Band D.





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Approximate Gross Internal Area = 96 sq m / 1033 sq ft  
 Outbuilding = 12 sq m / 129 sq ft  
 Total = 108 sq m / 1162 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)  
 Outbuilding



*"We'll make you feel at home..."*



Managing Director:  
 Marcel Hoed

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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

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