



Orchard Cottage Cripplegate Lane, Southwater

Guide Price £925,000

 **Henry Adams**
estate agents

Orchard Cottage Cripplegate Lane

Southwater, Horsham

This beautifully presented and stunning family home, offers substantial proportions and a well thought out blend of living and bedroom space arranged over two floors, it is nestled away in a quiet and discreet position in the village of Southwater which offers access to the nearby Country Park, the Downs Link, a selection of well-regarded local schools, nearby Horsham town centre and commuter routes to the capital.

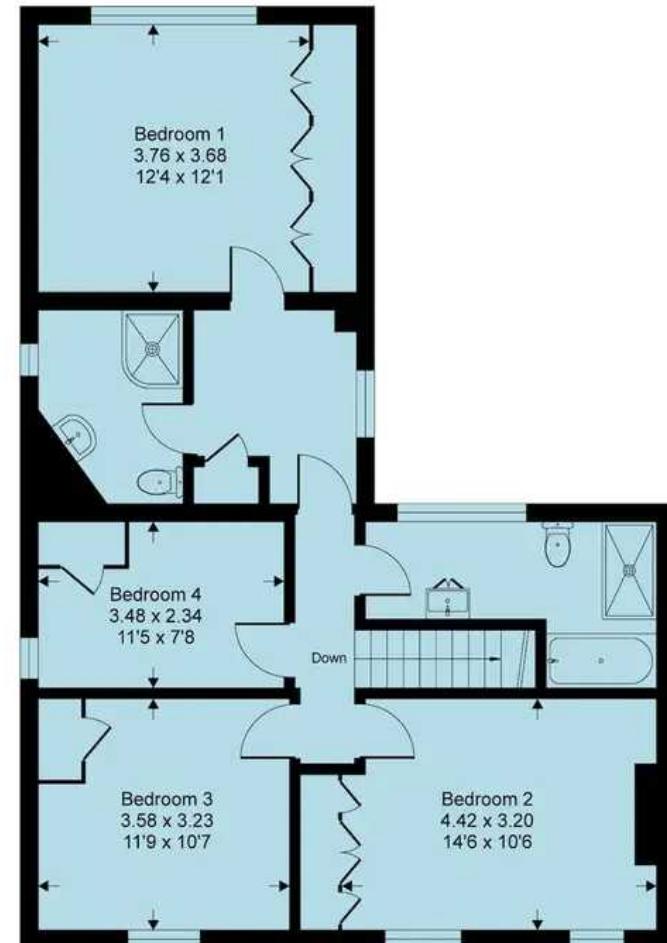
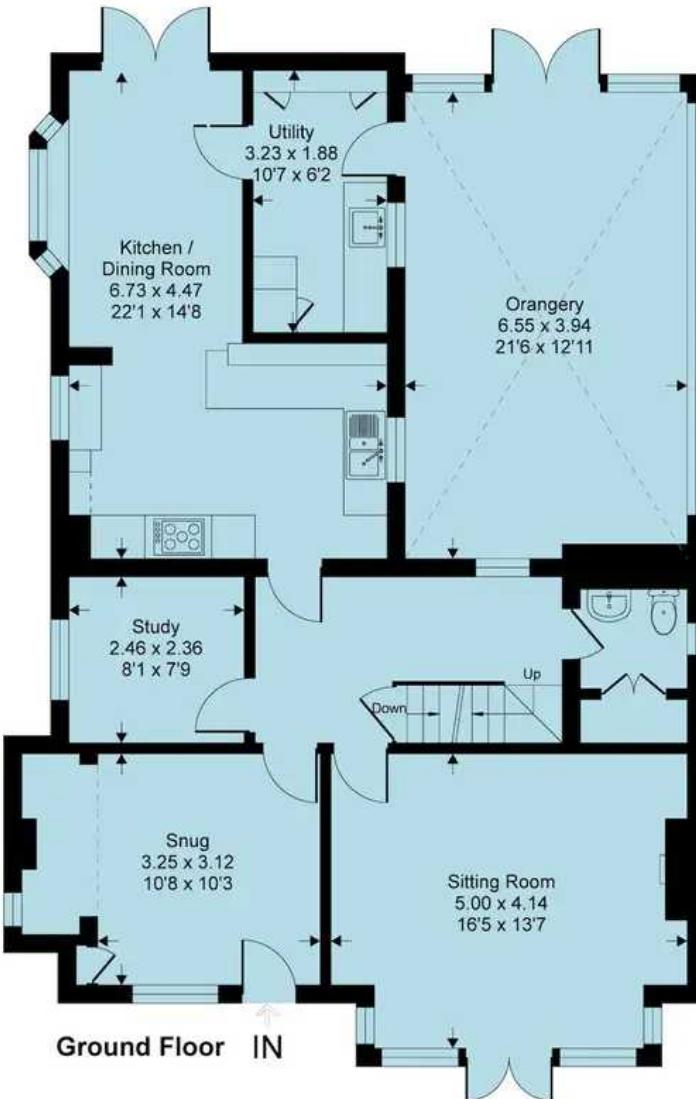
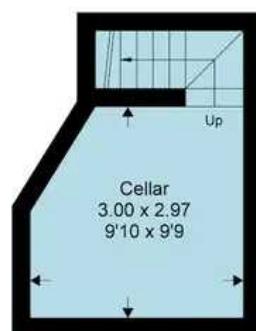
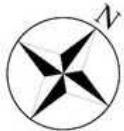
To the ground floor; the reception snug welcomes you and centres around an Inglenook fireplace, the main reception space is the sitting room which has double doors opening onto the front gardens and the large bay window provides a light and airy aspect. At the rear of the property, opening onto the garden terrace; is a fabulous kitchen/dining room which has a selection of cabinets complimented with contrasting granite work surfaces running through, there is a space for a range style cooker as well as further space for a USA fridge freezer, the adjacent dining area has a light and airy feel due to the double aspect and double doors that open onto the garden terrace area. The useful utility room joins a large and generous Orangery which provides fabulous views over the gardens, it is an ideal reception space which offers versatility to this family home. Also of note to the ground floor is the study and cloakroom along with access to a convenient and useful basement cellar.





Orchard Cottage, RH13

Approximate Gross Internal Area = 207 sq m / 2233 sq ft



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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To the first floor there is an arrangement of bedrooms which feature exposed timber beams that provide a wealth of character, the main bedroom suite enjoys views over the rear gardens and has a selection of fitted wardrobe space as well as an accompanying dressing room and an ensuite shower room. The en-suite has a large walk-in shower, wash hand basin and a low-level WC, all of which is complimented with quality chrome fittings. The main family bathroom has a modern and contemporary style with a large walk-in shower, a separate bath, as well as a low-level WC and wash hand basin. Three further bedrooms, all of decent proportions and all offering fitted cupboard/wardrobe space, complete the first floor.

The property is approached via a sweeping gravel driveway which provides space for several vehicles, the front gardens are beautifully presented and well stocked with a selection of mature shrubs, trees and planting along with well manicured lawns. The rear garden offers a generous sandstone terrace area which is ideal for alfresco dining throughout the summer months, this leads into further well manicured rear lawn which is bordered with further selections of mature shrubs, planting and trees to the boundaries, there is a timber built storage shed and a further sunken lawn/garden area providing the ideal place for a quiet escape.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







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