



Bob Lane Twineham RH17

£3,800 Per Month - Available 26/08/2017

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Beyond your expectations

A spacious five bedroom detached former Coach House, finished to a high standard throughout, situated in a rural location close to the Hamlet of Twineham. EPC:E

Kitchen/Breakfast Room | Entrance Hall | Dining Room | Sitting Room | Study | Utility Room | 5 Bedrooms
| 4 Bathrooms | Double Garage | Garden | Parking | Semi Rural Location.

Description

The property comprises vaulted entrance hall with flagstone flooring and doors leading through to utility room, study, kitchen/breakfast room with oak units, granite work surfaces, butler sink, Aga, separate electric hob, double oven, dishwasher, fridge freezer and built-in microwave. From the kitchen there is a large dual aspect dining room and large triple aspect living room with display fire place and French doors opening to the rear garden. The first floor comprises master bedroom with en-suite bathroom with his and hers sink, roll top bath and separate shower. There are three further bedrooms all with en-suite shower rooms, a small bedroom and large storage cupboard. To the front of the property is ample parking and access to double garage. To the rear the garden is

mainly laid to lawn with terraces, a range of mature shrubs and trees all enjoying views of the surrounding countryside.

Situation

The property is situated close to the quiet Hamlet of Twineham which offers a primary school, church and a number public houses are close by. By car the nearby towns of Horsham (11 miles) and Haywards Heath (8 miles) offer a wide range of shops, leisure facilities, schools and mainline train station with regular services to London and the South Coast. By car the property is also within a short drive of A23/M23 with good commutes to Gatwick Airport (16 miles) and Brighton (14 miles).



Hamptons Horsham Lettings

64 West Street

Horsham RH12 1PL

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Floorplan



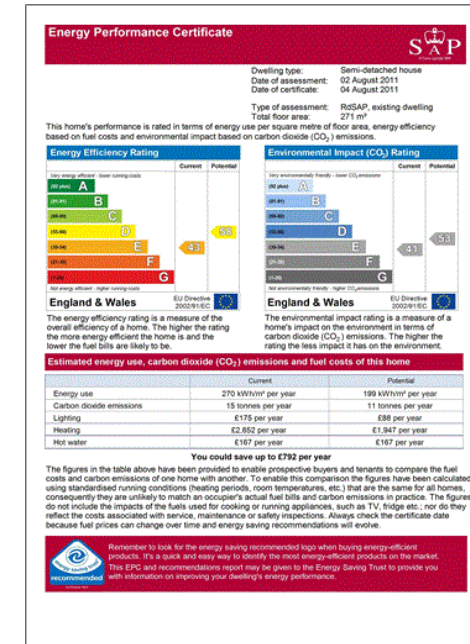
The Coach House, Twineham Grange, Bob Lane, Twineham, RH17

APPROX. GROSS INTERNAL FLOOR AREA 3384 SQ FT 314.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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