



Coombe Lane, Off Cowfold Road  
Bolney, West Sussex, RH17

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A spacious family house in a semi-rural environment.

Hamptons International

64 West Street, Horsham, West Sussex, RH12 1PL

Sales. 01403 211 766

horsham@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

5 Bedrooms | 2 Bath/Shower Rooms | Sitting Room | Dining Room | Kitchen/Breakfast/Family Room | Study | Utility Room | Sauna | Detached Barn currently providing Workshop facilities & Home Office | Triple Garage | Garden

**Offers in excess of £1,000,000 Freehold**

### Description

A spacious family house set in a wonderful semi-rural setting at the end of a long private driveway which leads to just four properties. The property is offered in a good decorative state but owing to the location it does offer scope to improve or extend (subject to consents). As the floor plan shows the property makes the most of its southerly aspect with all of its main rooms having an outlook, to the south, over its main gardens. These rooms include an open plan kitchen breakfast room, a separate dining room, and a well proportioned sitting room on the ground floor, additionally the kitchen gives access to utility room and there is a downstairs wc accessed from the inviting entrance hallway. The first floor provides 5 bedrooms, the master with a walk-in dressing room (which would make an ideal ensuite). There is one bathroom and a separate shower room, both leading from the hallway and a small sauna.

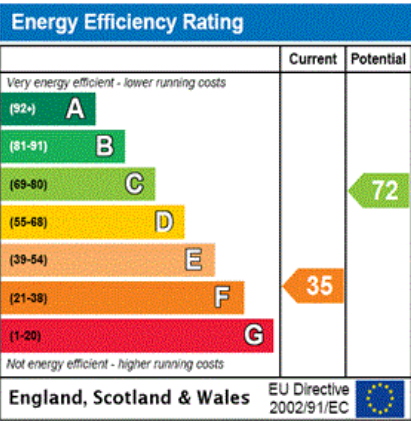
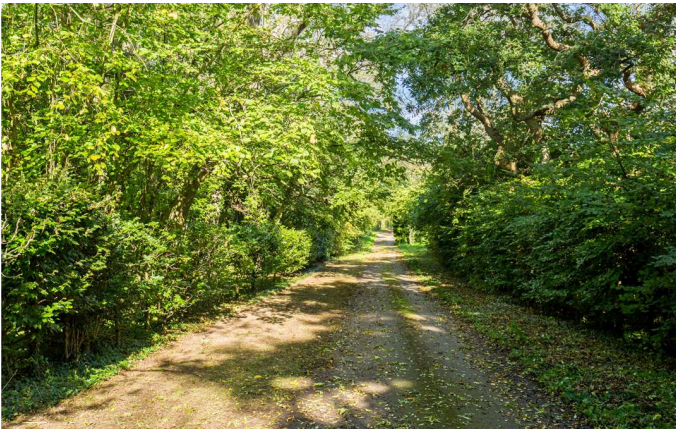
### Outside

The property offers an in-and-out driveway which leads through a lightly wooded area. The driveway in front of the house provides ample parking and turning and leads to the detached triple garage. To the rear the gardens are extremely private, southerly facing and hedged to its boundaries. An area to the rear hides a charming orchard and leads to the detached small barn, which currently provides workshop facilities and a first floor home office.

### Location

The property is situated in a delightful semi-rural

location adjacent to farmland. Local shopping facilities and amenities are available in the villages of Hurstpierpoint, Cowfold and Henfield, the larger towns of Haywards Heath and Horsham are about 8 and 11 miles respectively providing comprehensive shopping facilities and main line rail services to London (Victoria or London Bridge). The A23 at Bolney connects with the M23 providing access to Gatwick Airport (approximately 20 miles), the M25 and the national motorway network. The south coast at Brighton is about 12 miles. Sporting and recreational facilities include golf at Mannings Heath, show jumping at Hickstead and racing at Plumpton and Brighton. The area is noted for its beautiful countryside with many miles of walks and rides.



# Cowfold Road, Bolney, Haywards Heath

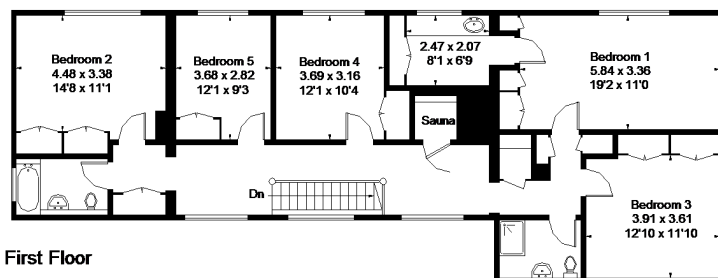
Approximate Gross Internal Area

House = 274.5 sq m / 2955 sq ft

Garage = 58.9 sq m / 634 sq ft

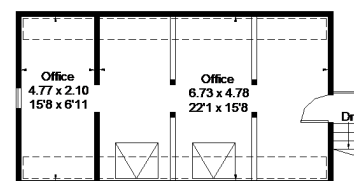
Outbuilding = 83.8 sq m / 902 sq ft

Total = 417.2 sq m / 4491 sq ft

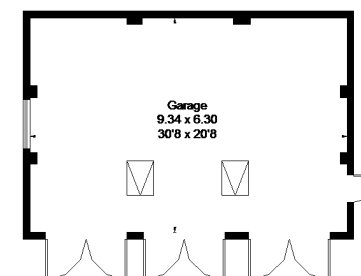


First Floor

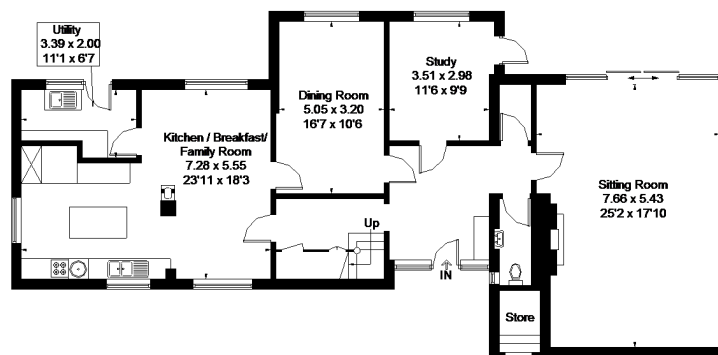
= Reduced headroom below 1.5m / 5'0"



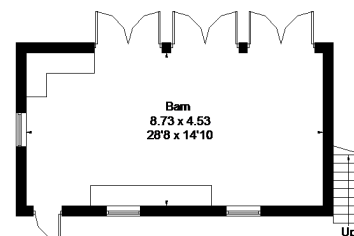
Outbuilding - First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



Outbuilding - Ground Floor  
(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2017 0203 9056099 Ref: 197373

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



