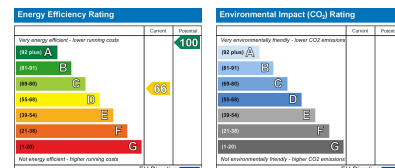




Approx. Gross Internal Floor Area 1165 sq. ft / 108.15 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



BRITISH PROPERTY AWARDS 2022
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GOLD WINNER
PSP HOMES SOUTH ENGLAND (OVERALL)



5 Highbury Cottages, Horsham Road, Handcross, West Sussex, RH17 6DR

Guide Price £475,000 Freehold

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Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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5 Highbury Cottages, Horsham Road, Handcross, West Sussex, RH17 6DR

Guide Price: £475,000 - £500,000

What we like...

- * Victorian village home boasting perfect mix of character & contemporary.
- * High spec finishes with beautiful kitchen and bathrooms.
- * Good size garden backing on to open fields and huge garden studio for home working.
- * Quintessential village lifestyle with excellent schools, coffee shop, pub and countryside.
- * Easy access to A23(M), Brighton, Gatwick Airport, Crawley, Horsham and Haywards Heath,

The Home...

If you're looking for Victorian charm coupled with quintessential village living then this fabulous period semi-detached home in Handcross must surely be on your shortlist.

The home was painstakingly renovated several years ago to offer the perfect blend of retained period features and contemporary high spec finishes. We have all the features that makes these homes so desirable features including high ceilings, sash windows, period style tiling, column radiators, picture rails and fireplaces.

The ground floor is typical of these cottages with two separate reception rooms and a kitchen at the rear.

The sitting room overlooks the front and is an inviting room. The fireplace, with working log burner, provides a natural focal point and is perfect on a chilly winter's evening. Bespoke plantation shutters sit over the sash window.

The dining room boasts beautiful period style flooring which flow through to the kitchen – great for entertaining friends & family and also has a log burner. There is a large understairs cupboard, great for shoes & coats and this could potentially be converted into a cloakroom.

The kitchen boasts timeless shaker-style cabinetry that sit under opulent quartz counters, which add a touch of luxury. There are integrated appliances including fridge/freezer, Rangemaster cooker with gas hob & extractor and a dishwasher. The noisier washing machine and tumble dryer can be put in the external utility.

On the first floor there are two of the three double bedrooms and the family bathroom.

To the front is a double bedroom with feature fireplace. The third bedroom is a small double/generous single and overlooks the rear garden and fields beyond.

The family bathroom is stunning having been sympathetically renovated mixing period tile flooring, subway style tiling and exposed brickwork with a period style suite. The roll-top bathtub is the perfect spot to unwind after a long day and there is also a separate, walk-in shower.

The loft has been converted to create a private principal suite. The sleeping area provides space for a double bedroom and the ensuite shower room is tastefully finished.

A door off the ensuite leads into a large, easily accessed eaves storage area.

The home has gas fired central heating, is fully double glazed and has access to superfast broadband connection, handy for those who work from home.



Step Outside...

To the rear you have a delightful, level garden that backs on to open fields that are owned by the Hyde Estate. The garden is arranged into different zones. Immediately adjacent to the house is block paved driveway behind a gated entrance. This could easily be used as a patio terrace for outside dining too. The expanse of lawn is ideal for children to play and the decked terrace provides another spot for a barbecue/outside entertaining.

The large garden studio has power and lighting making it the ideal spot for those who work from home. Bi-fold doors open on to the terrace and a large picture window overlooks the open fields.

Out & About...

Highbury Cottages sit on Horsham Road in Handcross, a thriving Sussex village with excellent schooling in the form of Handcross Primary and Handcross Park School in the private sector. The village has excellent links on the A23(M) motorway network meaning you can get to Gatwick Airport, Crawley, Brighton and the M23/M25 quickly. The High Street is home to the superb Red Lion is a premium pub, bar, and restaurant with its very own courtyard - serving super Sunday Roasts! JoCo is a dynamic cafe offering good strong coffee, tasty treats, and light lunches - set in the delightfully historic Old Garage, this has been a real hit with villagers since opening in late 2020. The Butchers has been established for 100 years and there is also a convenience store and hardware store.

For a dose of fresh air you're surrounded by beautiful Sussex countryside. but we'd recommend visiting the stunning Nymans National Trust Park, which is just a 10 minute walk.

The Finer Details...

Tenure: Freehold

Title Number: WSX28245

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Superfast, up to 80 mbps download.

We believe the information to be correct but cannot guarantee its accuracy and recommend intending purchasers satisfy themselves before exchange of contracts.

