



Old Park Mews, Horsham Road, RH12 4UZ
Offers Over £575,000 Freehold


MARTIN&CO

- Three Bedroom Bungalow
- Countryside Views
- Contemporary Design
- Kitchen / Breakfast Room
- Rural Mews
- Private Development
- Car Barn and Parking
- EPC B
- Gorgeous East Facing Garden and Terrace
- Viewing Recommended

Old Park Mews is a bespoke courtyard mews development of just five premium homes. All having been individually designed taking in the surrounding countryside.

This mews home is one of only two with the glorious easterly views across open fields and the vendors have extended the terrace area to fully enjoy its rural vista.

The garden aspect sitting room has double glazed French doors leading out onto the patio terrace, this room leading directly into the kitchen/breakfast room with integrated appliances and a good range of units giving ample storage.

There are three bedrooms, two being double rooms, the main bedroom having a contemporary styled ensuite, this bedroom also enjoying glorious views across the garden and surrounding countryside.



The second bedroom a large double room with views into the courtyard. The third bedroom perfect for either a bedroom or study/office.

The accommodation is completed by the guest shower room access from the hallway.

Outside

Old Park Mews is a private gated development approached via an electric gate that leads you into the driveway.

A car barn provides secure parking with further allocated parking to the side, visitor parking is also catered for.

An electric gate is controlled via entryphone system giving access to the pretty courtyard that leads to the front door of the home. The tranquil rural setting perfectly complements the home's sophisticated charm.

At the rear, the expansive garden stands out as a true retreat. Immaculately kept lawns, framed by mature hedges, provide both beauty and seclusion.

A paved patio creates the perfect space for outdoor dining and entertaining, surrounded by vibrant flower beds and lush greenery. Blending seamlessly into the surrounding countryside, the garden offers breathtaking, uninterrupted views of rolling fields and distant woodlands, making it a serene escape.

Rusper is a small country village on the Sussex and Surrey borders. There is community owned village shop, post office, two village pubs, a well regarded primary school, as well as a country hotel, community tennis court and children's play area.

There are lovely rural walks, with the surrounding lanes also perfect for cycling with bridle paths also close by for those who enjoy an equestrian lifestyle.

There are many golf courses, including one in Rusper and other forms of recreation nearby. Horsham is approximately four miles distant, having a mainline train station with direct links to London, Brighton and Gatwick.

Material Facts

Price: Offers over £575,000

Tenure: Freehold
Council Tax Band: Band F
Horsham District Council

EPC Rating B

Property Type: Three bedroom semi detached bungalow
Services: Electric and water, LPG gas and private drainage.
Heating Type: LPG gas underfloor heating



Further Info

Broadband information:
Up to 1800mbps
Fibre to the Property

Mobile Coverage: Good with o2 , average with other providers

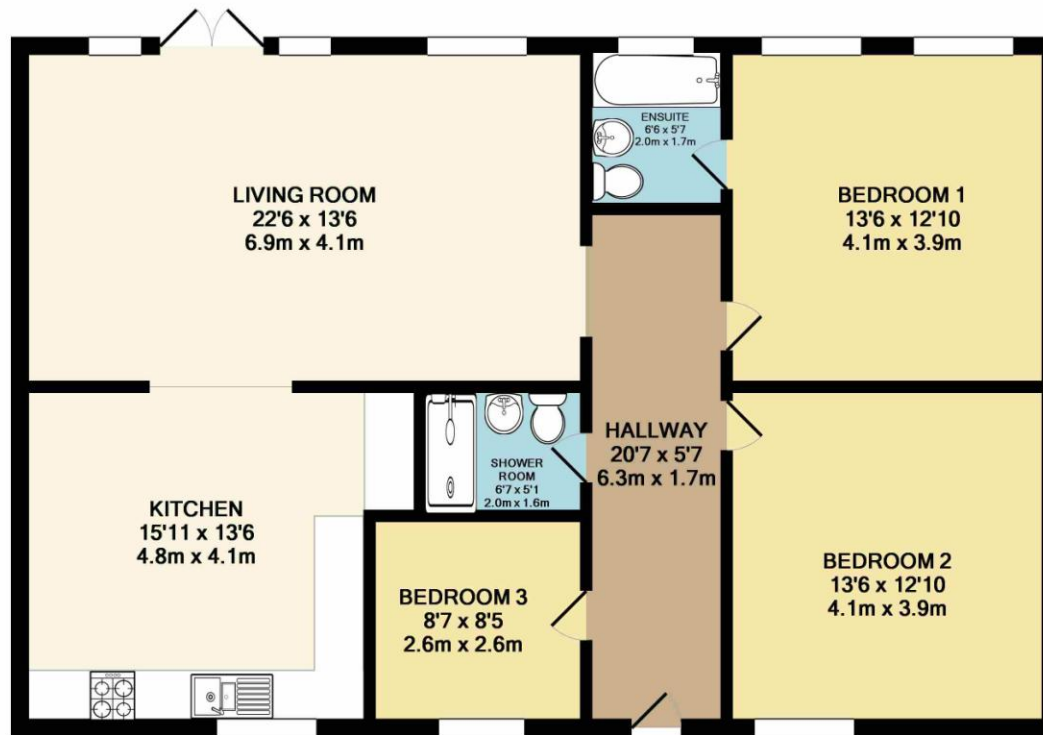
Parking Type: Car Barn with allocated parking and visitor parking

Flood/Erosion Risk:
River and Seas : Low Risk
Surface Water : Low Risk

Maintenance Charges: £800 per annum to Old Park Mews Management Co.







TOTAL APPROX. FLOOR AREA 1106 SQ.FT. (102.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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