



1 Huntscroft Gardens,
Bolney Road, Cowfold, West Sussex.

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Bolney Road, Cowfold, West Sussex. RH13 8AA

Guide Price £325,000 to £335,000 Freehold

- Charming end of terrace cottage. Council Tax Band: C. EPC: E
- Sitting room with wood burning stove
- Rear garden with outbuilding. Off-road parking.
- Close to the centre of Cowfold village
- Two bedrooms and bathroom
- Oil fired central heating. Double glazed windows.

Description

A most attractive two bedroom end of terrace period cottage conveniently located close to village amenities and opposite playing fields. The bright and spacious accommodation comprises; sitting room with woodburning stove, kitchen with dining area and Rayburn, rear lobby. Two bedrooms and bathroom. There is a pretty rear garden with a useful outbuilding and off-road parking. The cottage is considered ideal for first time buyers or as an investment purchase and has been previously let at £950 pcm. There is no onward chain and an internal inspection is highly recommended.

More about the property

Panel front door to the **Sitting Room** UPVC double glazed windows overlooking the front of the property, dado rail, wall light points, electricity meter cupboard. Brick fireplace featuring wood burning stove with double cupboard and shelving in chimney breast recess. Stairs leading to the first floor. Panelled door to **Kitchen** fitted with range of Shaker Style units with matching wall cabinets. Work surfaces with drawers and cupboards under, matching dresser unit. 1 ½ bowl sink top with mixer tap. Part tiled walls and quarry tiled floor. Oil fired Rayburn Range with additional Beko electric cooker. UPVC double glazed window and door to larder cupboard with shelving and window. Door to lean-to **Rear Lobby**. Stable door leading to the rear garden. A return staircase leads from the Sitting Room to the **First Floor Landing**, where there is access panel to the roof space. **Bedroom 1** Ornamental Cast Iron Fireplace with Marble Hearth. UPVC Double Glazed Window with pleasant outlook over the playing fields. **Bedroom 2** Airing Cupboard housing hot water Cylinder and Immersion Heater UPVC Double Glazed Window overlooking the garden **Bathroom** White period style bathroom suite comprising panelled bath with hand grips and shower attachment and Triton electric shower



with Shower screen and tiled surround. Pedestal Wash Hand Basin with tiled splash back and Low Level w.c... Double Glazed Window with obscured glass and an electric strip light/shaver point, vinyl flooring, dado Rail. **Outside:** Pretty front garden laid to pea-shingle with Shrub and flower bed. Gated access leads to the attractive Rear Garden that is laid to level lawn with mature flower and shrub borders. Brick paved pathway leads to the rear where there is a useful **Outbuilding** of brick construction with a slate roof. Electric power and water. A wrought iron gate leads to additional area laid to pea-shingle with **Off Road Parking** for 2 cars and oil tank. Outside light point, water tap and power-points.

Location

Huntscroft Gardens is situated near the centre of Cowfold village within walking distance of the local convenience store, Post Office and Village Hall and the Playing Fields opposite. St. Peters Primary School is close-by, whilst a more extensive range of shops, trades and facilities as well as main line railway stations (London Victoria approximately 55 minutes) can be found at Horsham which is approximately 7 miles to the North. Haywards Heath, which offers a similar range of facilities as well as a main line railway station is about nine miles to the East.

H.J. BURT
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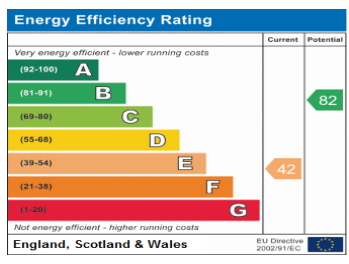
Huntscroft Gardens, Bolney Road, Cowfold, RH13 8AA
 Total Area: 61.5 m² ... 662 ft²
 All measurements are approximate and for display purposes only

Information

Photos & particulars prepared July 2022 (RNT).
 Mains electricity water and drainage. Oil central heating fired by the Rayburn in the Kitchen. Council Tax Band – C (Horsham District Council)

Directions

From Cowfold village centre proceed East along the A272 where the property will be found after a short distance on the right hand side, opposite the playing fields.



Viewing

Strictly by appointment with H.J. Burt's Henfield Office:
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