



**Cedar Lea, Pound Lane,  
Mannings Heath, RH13 6JL**

**Guide Price  
£900,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**

## THE LOCATION

The property is set in this highly desirable village, just over 2 miles to the south east of Horsham, on the edge of picturesque countryside with the highly rated Mannings Heath Golf Course & Wine Estate, an attractive Village Green and a useful convenience store. The market town of Horsham offers an excellent range of bars, restaurants, and coffee shops, with Everyman Cinema and twice-weekly market around The Carfax. Horsham also has a mainline station with direct service to London Victoria and London Bridge. There is also a useful bus service (No 17) that runs between Horsham and Brighton, 7 days a week. There are several local state schools, both primary and secondary, and good provision of independent schools in the Horsham area.

## ACCOMMODATION SUMMARY

Tenure: Freehold

This attractive, double-fronted historic house, parts of which date to early and mid 19th century, has benefited from an extensive programme of refurbishment over recent years, so it is presented in good order throughout, but also retains many period features. The ground floor features a large sitting room, with a handsome framed open fireplace and an attractive window seat. A snug flanks this room with a striking Inglenook fireplace set within the original part of the building, this room could also be used as a formal dining room. To the rear, there is a refitted kitchen/diner, equipped with extensive work surfaces and a large range cooker.

In addition, there is a separate utility room and a downstairs cloakroom. The first floor features a beautifully proportioned main bedroom (formerly 2 rooms) with extensive fitted wardrobes and a large sitting or dressing area, with a well-equipped en suite shower room. In addition, there are two further double bedrooms and a delightful family bathroom, with a free-standing bath, perfectly positioned with views out over open fields.

## GARDENS & PARKING

The property is set on a generous plot, extending to just under 1/3 acre, with attractive views over open fields to the rear. To the front, the property is approached through a five-bar gate that leads onto a gravel driveway, providing off-street parking for an extensive number of vehicles. There is also an historic detached building (built 1847) used as a garage, with a first-floor room that could be used as a study or games room. The gardens are mainly set to the front and side of Cedar Lea, and are well stocked with a wide range of plants, including rhododendrons and azaleas, with a lovely mature wisteria. To the side, there is a lawned garden with mature oak trees that in turn lead to the rear of the property and a large paved patio with attractive views across open fields. To the side of the house, there is an ancient well and a further lawned area with flower and shrub borders.





**Buses**

2 minute walk



**Shops**

Convenience Store  
5 minute walk



**Trains**

Horsham  
2.7 miles



**Airport**

Gatwick  
13.1 miles



**Roads**

M23  
5.5 miles



**Sport & Leisures**

Pavilions in the Park  
2.8 miles



**Rental Income**

£2,500 pcm



**Schools**

Heron Way Primary  
St Andrews CofE Primary  
The Forest School  
Millais



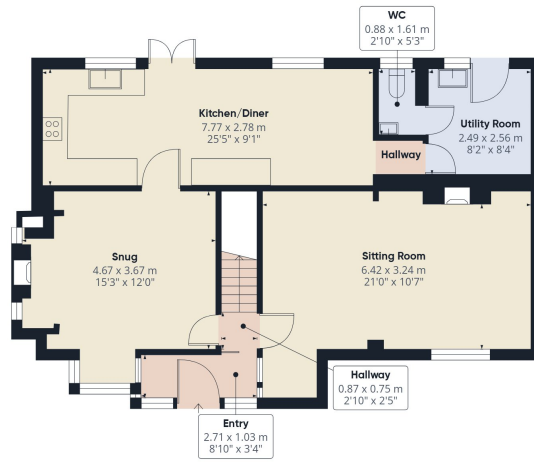
**Fibre Broadband**

Up to 1600 Mbps

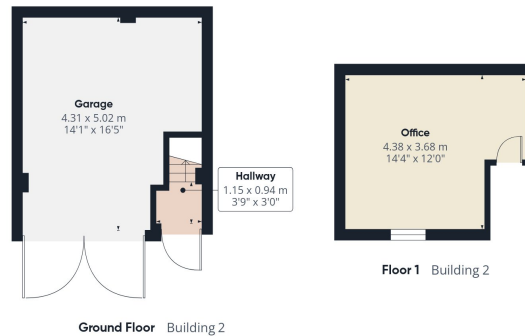
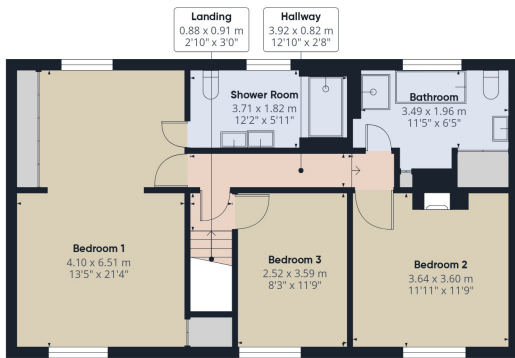


**Council Tax**

Band G



Approximate total area<sup>(1)</sup>  
182 m<sup>2</sup>  
1960 ft<sup>2</sup>

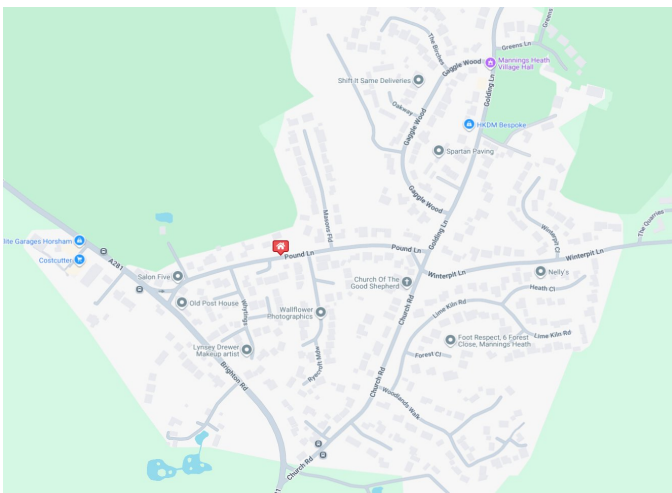


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Map Location



### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Viewing arrangements by appointment through Brock Taylor

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