



**Barleycroft,  
Cowfold, RH13 8DP**

**Offers In Excess Of  
£575,000**

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**Residential sales, lettings,  
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## Barleycroft, Cowfold, RH13 8DP



### LOCATION

Situated within a quiet residential cul-de-sac, Barleycroft enjoys a peaceful setting in the popular village of Cowfold. The village offers a strong sense of community along with everyday amenities including a local shop, café, primary school and country pubs. Surrounded by attractive Sussex countryside, the area provides excellent opportunities for walking, cycling and outdoor leisure. Despite its semi-rural feel, Cowfold is well positioned for access to Horsham and the A23/M23 corridor, making it convenient for commuters travelling towards Brighton, Gatwick and London. The location successfully combines village charm with practical connectivity.

### PROPERTY

Tenure: Freehold

This well presented three bedroom chalet bungalow offers spacious and versatile accommodation arranged over two floors, with excellent potential to enlarge and adapt subject to the necessary planning consents. The ground floor features a generous sitting room filled with natural light, centred around an attractive brick fireplace that creates a warm focal point. Doors open directly onto the rear garden, enhancing the sense of space and providing an ideal layout for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of white units complemented by ample work surfaces and tiled flooring, creating a practical yet bright working environment. There is space for appliances and convenient access to the garden. Also on the ground floor is one well proportioned bedroom, along with a modern shower room featuring a walk-in shower.

In addition, there is a separate dining room with stairs leading to the first floor, offering flexibility as a formal dining space, second reception, or home office. Upstairs, there are two further bedrooms and a family bathroom, creating a well balanced layout suitable for family living or guests.

The property also benefits from a garage, providing useful storage or potential for further adaptation, subject to the necessary consents. Importantly, the property offers scope to extend. A rear extension could create an impressive open-plan kitchen/dining/family space, while the roof space presents potential for dormer enlargement to increase first-floor accommodation. A side extension may also be possible, depending on requirements and permissions, making this an appealing long-term opportunity as well as a comfortable home.

### OUTSIDE & PARKING

Externally, the property benefits from a private rear garden mainly laid to lawn with established borders and seating areas, providing a pleasant space for relaxation or entertaining. The garden enjoys a good degree of privacy and is directly accessible from both the house and side access. To the front, there is driveway parking offering convenient off-road parking. The cul-de-sac setting ensures minimal passing traffic, contributing to the quiet and safe feel of the location. The outside space complements the accommodation well, delivering both practicality and enjoyment.





**Buses**

3 minute walk



**Shops**

Co-op Food  
6 minute walk



**Trains**

Horsham  
7.2 miles



**Airport**

Gatwick  
16.3 miles



**Roads**

M23  
8.8 miles



**Sport & Leisures**

Henfield Leisure Centre  
5 miles



**Rental Income**

£1,800 pcm



**Schools**

St Peter's CofE Primary  
The Forest School



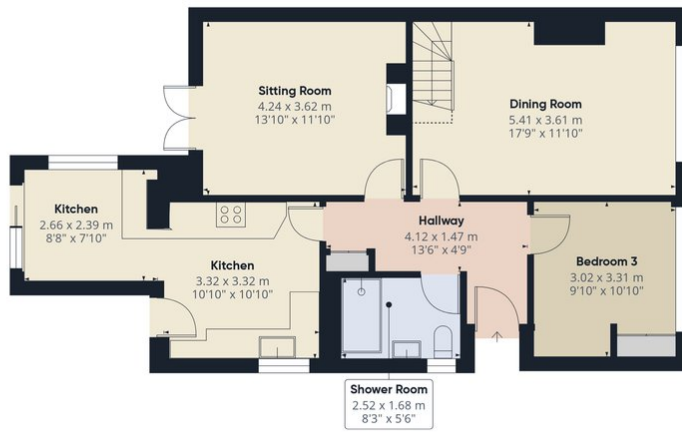
**Fibre Broadband**

Up to 2000 Mbps

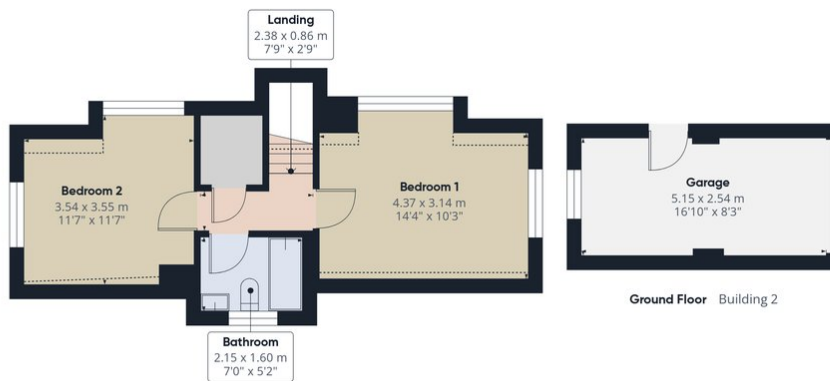


**Council Tax**

Band F



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
120.5 m<sup>2</sup>  
1296 ft<sup>2</sup>

Reduced headroom  
3.6 m<sup>2</sup>  
38 ft<sup>2</sup>

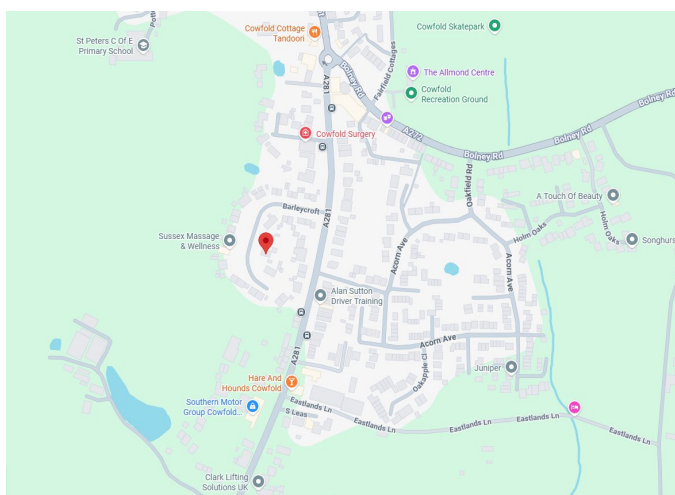
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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