



## Old Wattlehurst Farm, Wattlehurst Drive, Kingsfold, RH12 3SD

Welcome to this charming detached house in the picturesque location of Kingsfold. This property boasts a reception room, a bedroom, and a bathroom, making it a cosy and inviting home.

Situated in a serene setting, this older property has been completely renovated to a high standard, offering modern amenities while retaining its classic charm. The property features beautiful views that will surely captivate your heart.

One of the highlights of this house is the ample parking space it provides, with parking available for several vehicles in the driveway. This is a rare find in such a tranquil setting.

The property also includes its own garden, perfect for enjoying the outdoors and hosting gatherings with friends and family. Whether you're looking for a peaceful retreat or a place to call your own, this property in Kingsfold offers a unique opportunity to live in style and comfort whilst only being 4 miles from Horsham town centre.

***Offers Over £375,000 Freehold***

# Old Wattlehurst Farm, Wattlehurst Drive, Kingsfold, RH12 3SD



- Beautiful Location with Stunning Views
- Lovely Fitted Kitchen
- Gated Driveway
- Unique Property
- Feature Wood Burner
- No Chain
- Completely Renovated to a High Standard
- Private Garden

## Living Room

17'10" x 13'10" (5.46 x 4.23)

## Kitchen

13'8" x 10'7" (4.18 x 3.24)

## Utility Room

7'5" x 4'9" (2.28 x 1.45)

## Bedroom

14'3" x 11'8" (4.36 x 3.58)

## Bathroom

## Outside

## Garden

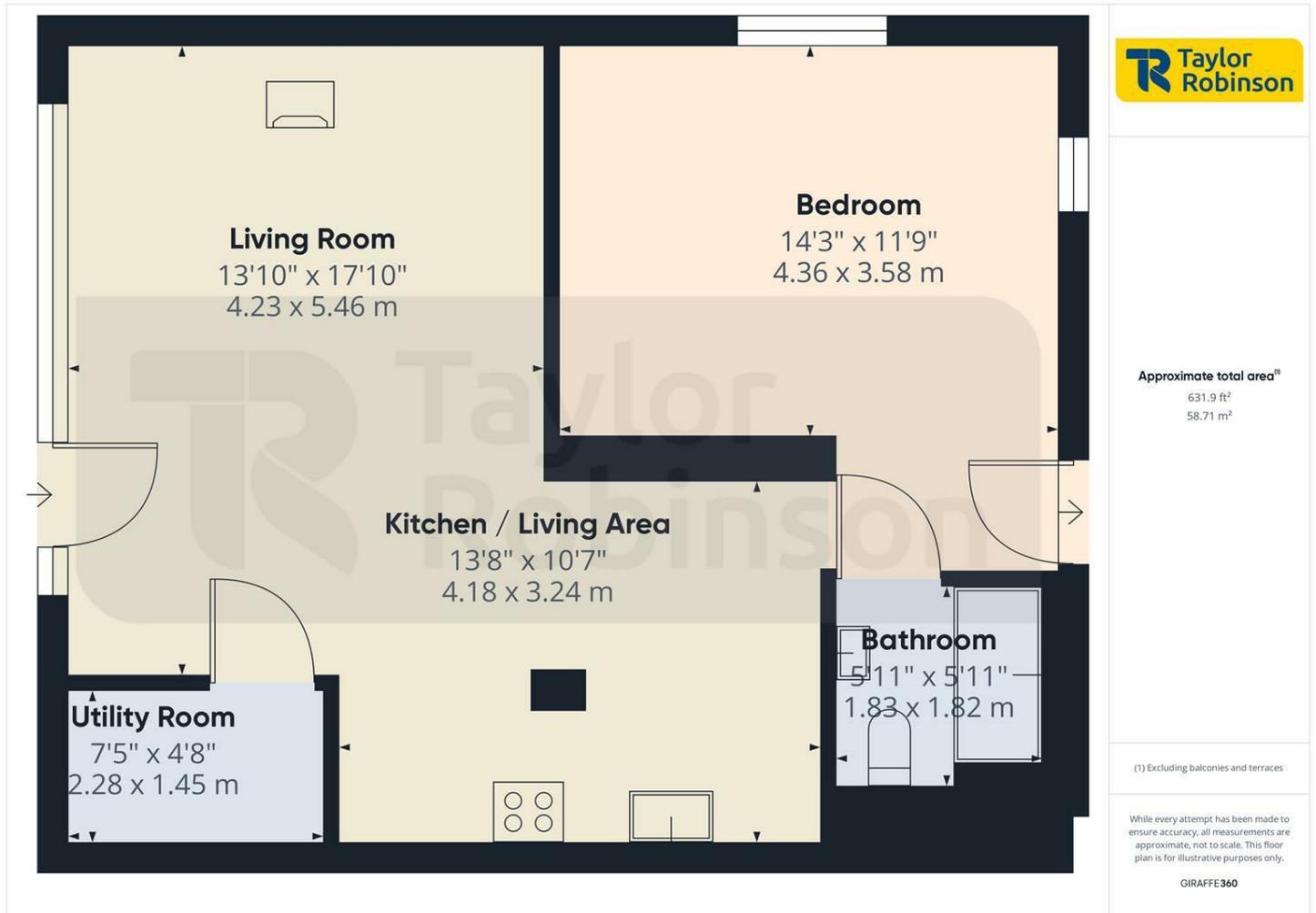
## Driveway

## Council Tax Band:





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	