



Goslings, Bar lane, Copsale, Horsham, West Sussex

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Goslings, Bar Lane, Copsale, Horsham, West Sussex RH13 6QT

A delightful 3/4 bed detached property with versatile accommodation in the sought after hamlet of Copsale.

Horsham 4.5 miles, Gatwick 18 miles,
Brighton 20.2 miles, Guildford 25.5 miles

Dining hall | Sitting room | Kitchen/breakfast room | Study/bedroom | Cloakroom
Conservatory | Principal bedroom with dressing area | 2 Further bedrooms | Family bathroom
Detached garage | Surrounding garden
Off street parking
EPC Rating F

The property

Believed to have been built in the 1960's by the current owners family, Goslings offers versatile accommodation arranged over two floors, comprising; attractive parquet flooring throughout the ground floor, welcoming dining hall, double aspect sitting room with electric fire and stone surround; and sun room, recently refurbished kitchen with tiled flooring, study, ground floor double bedroom with built-in storage, cloakroom and a wonderful conservatory with self-cleaning and solar control properties and views over the garden.

To the first floor is the principal bedroom with dressing area and built-in storage, an additional double bedroom overlooking the rear garden and a large family bathroom with separate shower.

Outside

The property is accessed via a 5 bar wooden gate that opens onto a driveway which, together with the detached garage, provides ample parking. The gardens and grounds surround the property with the front and rear gardens being laid mainly to lawn and surrounded by mature trees and shrubs. There is also a patio area to the rear, perfect for alfresco dining, a summer house and a separate fenced area currently used as a chicken run.

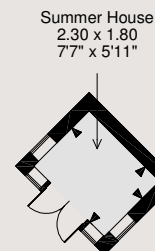
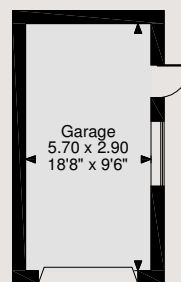
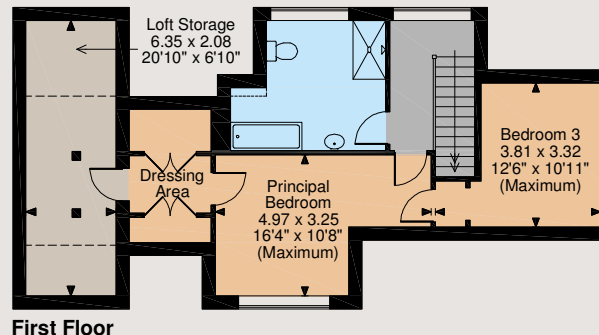
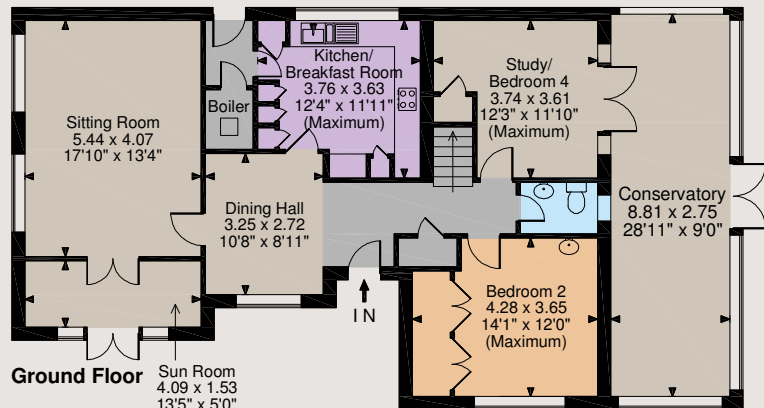
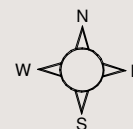
Location

The property is situated in a highly sought after rural location in the hamlet of Copsale, with its active village hall and nearby access to the Downs Link. The historic market town of Horsham is approximately 4.5 miles distant and offers a comprehensive range of facilities including John Lewis at Home, Swan Walk shopping centre, The Carfax, with its cobbled streets and varied Restaurant quarter; Horsham Park and Pavillions Leisure Centre, and Horsham Sports Club as well as mainline train services to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). The village of Southwater is approximately 3 miles away and offers a selection of shops, leisure centre, two primary schools, doctor's surgery, library and a church. The A24 provides easy access to London, Gatwick Airport, the south coast and M25 Motorway Network. There are also a number of excellent schools in the state and private sector nearby including Handcross, Cottesmore, Farlington, Christ's Hospital and Millais





Floorplans
House internal area 1,844 sq ft (172 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Horsham proceed South on the A281 towards Cowfold. After approximately 0.8 miles, as you leave Horsham, turn right onto Kerves Lane. Follow Kerves Lane until it bears to the left and turns into Coltstaple Lane, which then turns slightly right and becomes Broadwater Lane. At the end of Broadwater Lane, turn right onto Bar Lane and Goslings can be found immediately on your right hand side.

General

Local Authority: Horsham District Council - 01403 215100

Services: Mains electricity & water, private drainage (full details to be provided on request)
oil fired central heating

Council Tax: The property is in Tax Band G

Tenure: Freehold

Guide Price: £625,000

Horsham

01403 246790

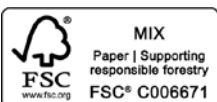
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