



B Y D E S I G N



*Meadowlands*

Winterpit Lane, Mannings Heath, West Sussex, RH13 6LZ

# Meadowlands

Located on the sought-after Winterpit Lane in Mannings Heath, this impressive five-bedroom detached home boasts generous living space, a private setting, and a large south-facing rear garden. It also offers excellent access to nearby amenities, including being just a stone's throw from the highly regarded Mannings Heath Golf and Wine Estate.

Upon entering, the reception hallway immediately sets the tone for this refined residence, featuring decorative tiled flooring that adds a touch of classic elegance. The hallway leads seamlessly into a well-proportioned, double-aspect sitting room, where the cast iron fireplace with a coal-effect electric fire creates a warm and inviting focal point.

At the heart of the home, the beautifully designed kitchen has been thoughtfully reimagined by the current owners. Featuring a stylish combination of wall and base cabinetry with contrasting finishes, sleek Quartz work surfaces, and a convenient sit-up breakfast bar, this space is both practical and visually impressive. The kitchen leads through to an additional family/sitting room, the kitchen forms a sociable space ideal for modern living. A separate dining room to the rear aspect offers the perfect setting for both formal and informal gatherings. Completing the ground floor is a well-appointed cloakroom and a separate utility room.



5 Bedrooms



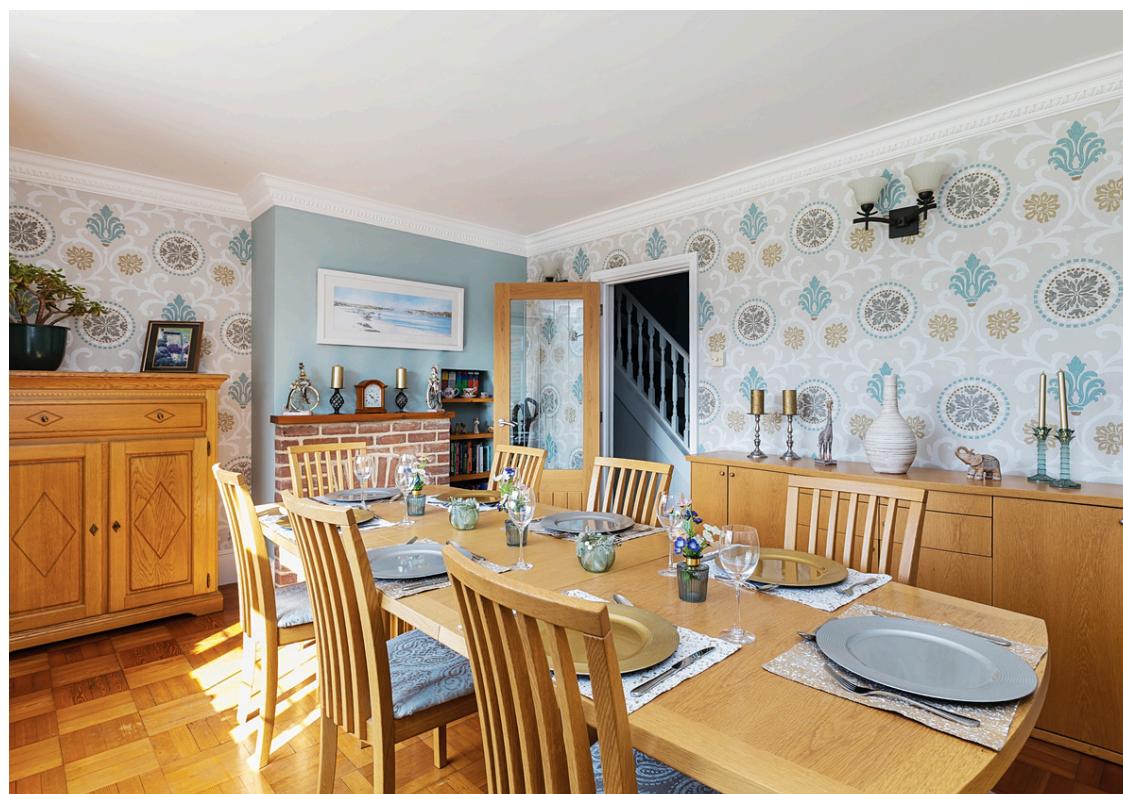
2 Bathrooms



Double Garage &  
Gated Driveway



2428  
sqft

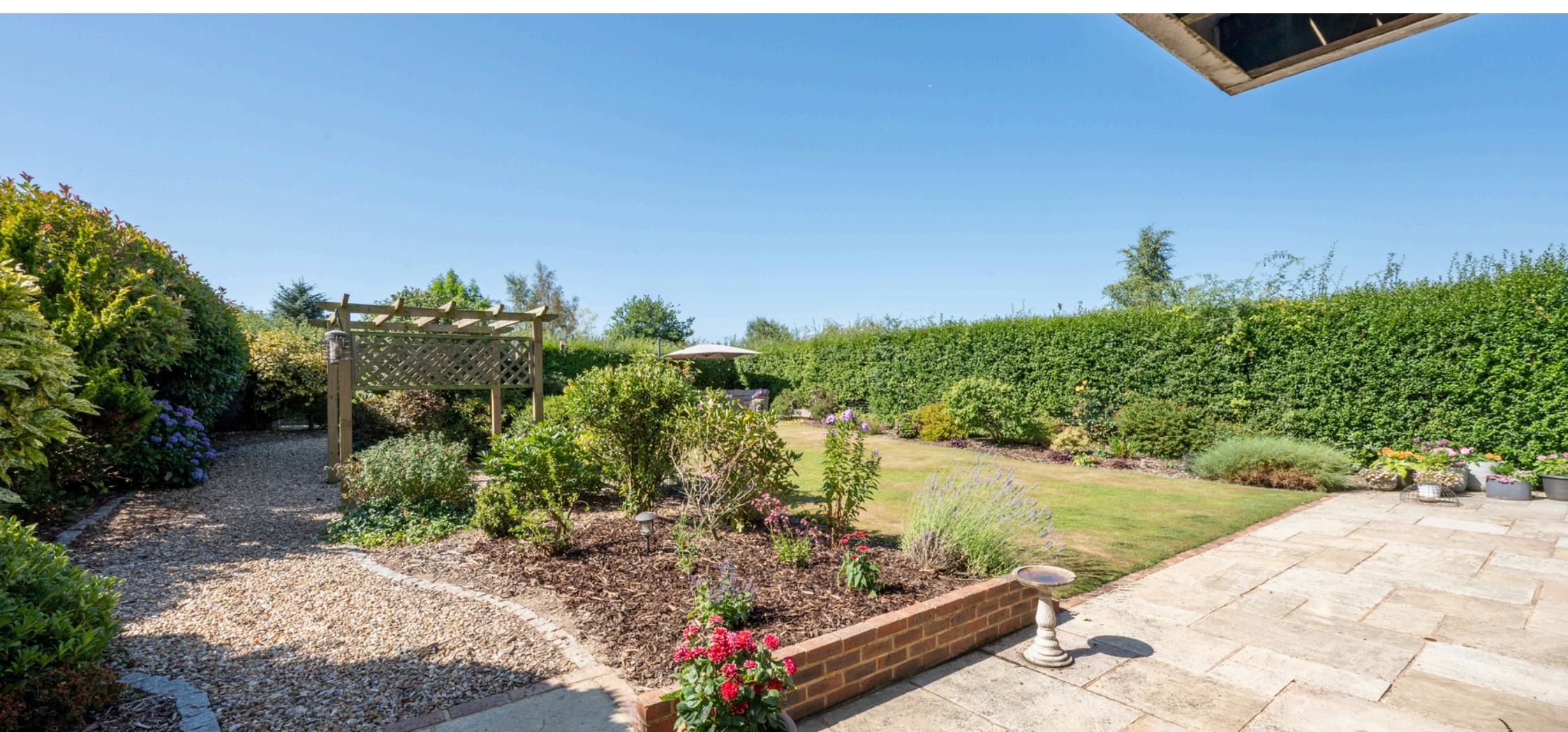


## First Floor

The staircase rises to the first floor, where the principal suite enjoys elevated views over the rear garden. A walk-through dressing room, complete with fitted wardrobes and bespoke cabinetry, leads into a luxurious en-suite bathroom. Thoughtfully designed, this space features twin wash basins, a large walk-in shower, a separate bath, and ample storage within the vanity units.

Four further bedrooms offer versatile accommodation, with bedroom four boasting double doors that open onto a balcony, providing a peaceful spot to take in the garden and views beyond. The main family bathroom features a large walk-in shower, separate bath, twin wash basins, and a heated towel rail, all complemented by stylish vanity storage in a neutral-décor.





## Outside

The south-facing rear garden is a standout feature of this exceptional home, thoughtfully landscaped to create a tranquil and picturesque setting. A diverse array of plants and mature shrubs not only enhance the garden's beauty but also attract an abundance of wildlife, making it a haven for nature lovers. Multiple seating areas, including a charming timber-built pagoda and spacious patio areas, provide the perfect spots to relax and take in the stunning sunsets.

To the front, the property is approached via a block paved and gravel driveway, offering ample parking and leading to a detached double garage with an electric up-and-over door, ensuring both convenience and security.

## Location

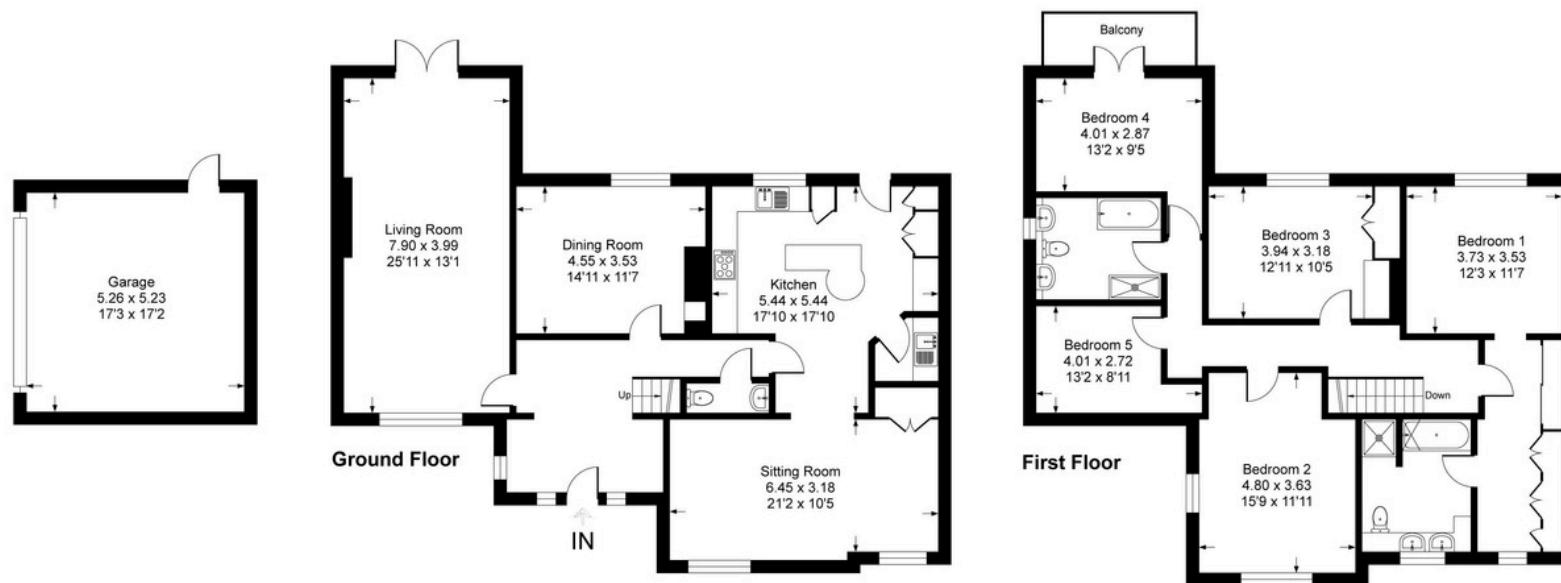
Mannings Heath is a charming and sought-after village nestled in the heart of the West Sussex countryside offering the perfect balance of rural living with easy access to local amenities. The village boasts a highly regarded golf course, picturesque walks, and a welcoming community, making it an ideal location for families and professionals alike. With excellent transport links to nearby towns such as Horsham and Crawley, as well as quick connections to London via the nearby A23 and M23. There is an excellent choice of schools in the area including the highly regarded Christ Hospital school and Farlington. State schools include St Andrew's CofE Primary School in Nuthurst with a local school bus services providing convenient access. Secondary education options include Forest School and Millais School, both located in Horsham.

## Winterpit Lane, RH13

Approximate Gross Internal Area = 225.6 sq m / 2428 sq ft

Approximate Garage Internal Area = 27.3 sq m / 294 sq ft

Approximate Total Internal Area = 252.9 sq m / 2722 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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National audience  
*local knowledge*