



**Padwick Road
Horsham, RH13 6BN**

£775,000

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

Padwick Road, Horsham, RH13 6BN



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LOCATION

This impressive detached family home is located on one of Horsham's most popular roads, to the East of the town centre and just 1 mile from Horsham mainline station with a fast and regular service to London Victoria. The property is also conveniently positioned approximately 5 miles from junction 11 of the M23, providing swift connections to London, Gatwick and the South Coast. In addition there are a number of schools within close proximity, including the highly renowned Millais Girls School, together with Forest Boys School, as well as Heron Way Primary School and Kingslea being 'a stones throw' from the house. This family home is also well positioned for leisure pursuits with Cottessmore Golf & Country Club a short distance away along with Leechpool and Owlbeech woodlands, ideal for dog walking or cycling within its 100 acres.

PROPERTY

Tenure: Freehold

This enviable family home features four generously proportioned double bedrooms and boasts an impressive array of features throughout. The front door opens into a welcoming Entrance Hall, with stairs rising to the First Floor, access to two of the three Reception Rooms and the downstairs W/C. To the right of the Hall, you'll discover a spacious Dining Room that adjoins the Kitchen. The Dining Room is incredibly bright thanks to its large windows that help create an ideal space to enjoy and entertain. Moving towards the rear of the property, you'll find the stylish Kitchen, which overlooks the beautiful Garden. The Kitchen is equipped with floor and wall-mounted units, and has ample space for appliances. From the Kitchen, a door leads to a well-designed corridor between the Garage and the house with a tiled floor that provides access to the Garage and also the Conservatory/Utility Room. The Garage is fully fitted with power and is an ideal storage area/workshop. The Conservatory/Utility Room is very

versatile and a brilliant use of space. It has plumbing and room for a washing machine, tumble drier and a dishwasher, whilst also benefitting from rear access into the Garden. The double aspect Living Room is a standout feature of this exceptional home. With its spacious dimensions, it is ideal for relaxation and entertainment. Measuring 20' x 12'1", the Living Room is flooded with natural light and offers a seamless connection to the beautiful Garden through its French doors. Additionally, there are two more rooms adjacent to the Living Room. The first room can be used as a Family Room/area for children to enjoy, further Reception Room or another Office. The Study, located at the front of the property, offers a tranquil setting for working from home or engaging in hobbies. Moving upstairs, you will find four generous double Bedrooms with plenty of space for additional freestanding furniture. The Main Bedroom is particularly impressive, featuring a large Ensuite Bathroom with a shower over the bath. Completing the accommodation is the Family Bathroom, which houses a shower and a bath.

OUTSIDE

This property is set back from the road, with a large Driveway providing off street parking for 3-4 cars, that leads through Garage, which has a courtesy door back into the Utility Area. Gated side access leads through to the mature Rear Garden, which has a large patio, perfect for barbecues in the Summer months, that leads on to an expanse of lawn, creating the perfect space for children to play, with attractive, well kept borders surrounding.





Buses

1 minute walk



Shops

Tesco Express
0.5 miles



Trains

Horsham – 1 mile
Littlehaven – 1.1 miles



Airport

Gatwick
12.6 miles



Roads

M23
5.4 miles



Sport & Leisure

Pavilions in the Park
1.1 miles



Rental Income

£2,750 pcm



Schools

Kingslea Primary
Heron Way Primary
Forest & Millais



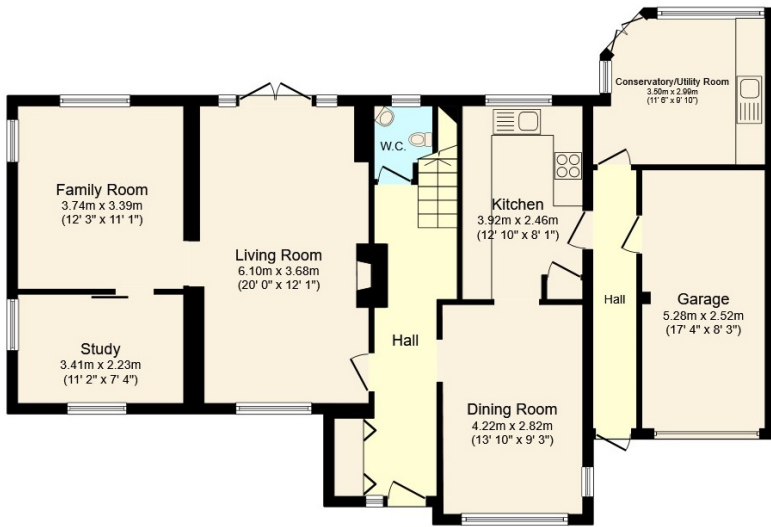
Broadband

Up to 67 Mbps

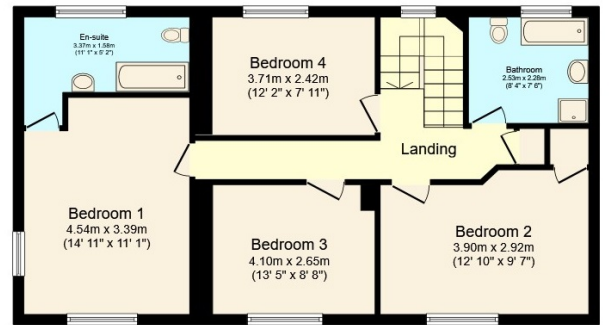


Council Tax

Band G

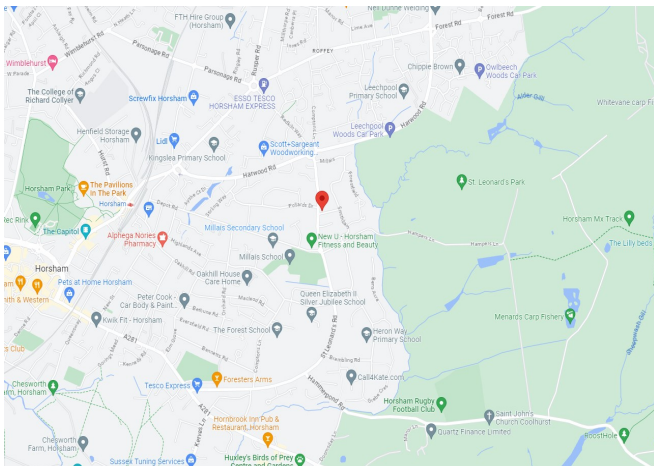


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,942 sq ft / 180.4 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		73	87
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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