



**Winterbourne,
Horsham, RH12 5JW**

£750,000

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

Winterbourne, Horsham, RH12 5JW



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LOCATION

This spacious detached home is set within an enviable location to the North of Horsham, approximately 2.5 miles distant from the town centre. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. Littlehaven station (serving London Bridge & Victoria) is less than 1 mile from the property.

PROPERTY

Tenure: Freehold

The front door of this superb home opens into a vast entrance hall which provides access to all rooms on the ground floor and offers the perfect place to remove coats and shoes before entering into the living space. There is the benefit of a built in storage cupboard as well as a downstairs WC. The ground floor accommodation offers a tremendous amount of flexibility with two large reception rooms and separate office. The dining room has ample space for a table, chairs, additional furnishings and also comes with a pull down projector screen and speakers built into the ceiling to create your very own home cinema. The lounge is a generous size measuring at 18'1 x 12' with a light and airy feel enhanced by its double aspect, including doors out to the rear garden and an attractive central fireplace offering a perfect centre piece to the room. Also accessed from the hallway is the sizeable kitchen/diner with the option to be used however best suits your needs. The kitchen itself offers a variety of built in appliances and is fitted with a range of floor and wall mounted units offering

plenty of storage and work surface space. From here, a door gives access into the utility room which boasts a sink, base units and storage cupboards overhead. A doorway to the rear garden can also be found in the utility room and another from the kitchen/diner. Finally, the separate office can be found to the front of the property which offers the ideal space for anyone needing to work from home, or can be used as a additional space for the family with a window looking out over the front.

Moving upstairs, the vast landing with a large window provides access to all four double bedrooms and the family bathroom. Three of the four bedrooms offer built in storage with bedroom four allowing ample space for a double bed and free standing storage to fit comfortably. The main bedroom is a particular feature offering a large amount of space with double built in wardrobes and having access to its own ensuite bathroom complete with a bath and a separate shower cubicle. Completing the living accommodation is the family bathroom fitted with a bath and shower overhead along with a basin and toilet. The room also has a large window allowing for natural light and ventilation.

OUTSIDE

To the front of the property you will find the driveway offering parking for multiple vehicles along with the laid to lawn front garden which is shielded to one side by a mature shrub adding to the kerb appeal of this beautiful home. The double garage can also be accessed via the driveway by up and over doors. The rear garden can be entered via the garage or the side gate and upon entering you are met by the attractive courtyard area to the side of the property which is framed by a gorgeous pergola. There is a wall mounted outdoor radiant heater light. From here, you are led to the rear of the property where the garden is mostly laid to lawn with various patio areas which are perfect for garden furniture and enjoying the sunshine in the warmer months. The garden also offers a small pond and attractive planted borders to help create the ideal oasis for you and your family to enjoy.





Buses

3 minute walk



Shops

Essentials Convenience Store
0.9 miles



Trains

Littlehaven – 0.7 miles
Horsham – 1.9 miles



Airport

Gatwick
12.6 miles



Roads

M23
6 miles



Sport & Leisure

The Holbrook Club – 1 mile
Pavilions in the Park
2.1 miles



Rental Income

£TBC pcm



Schools

All Saints CofE Primary
Millais
The Forest School
Bohunt



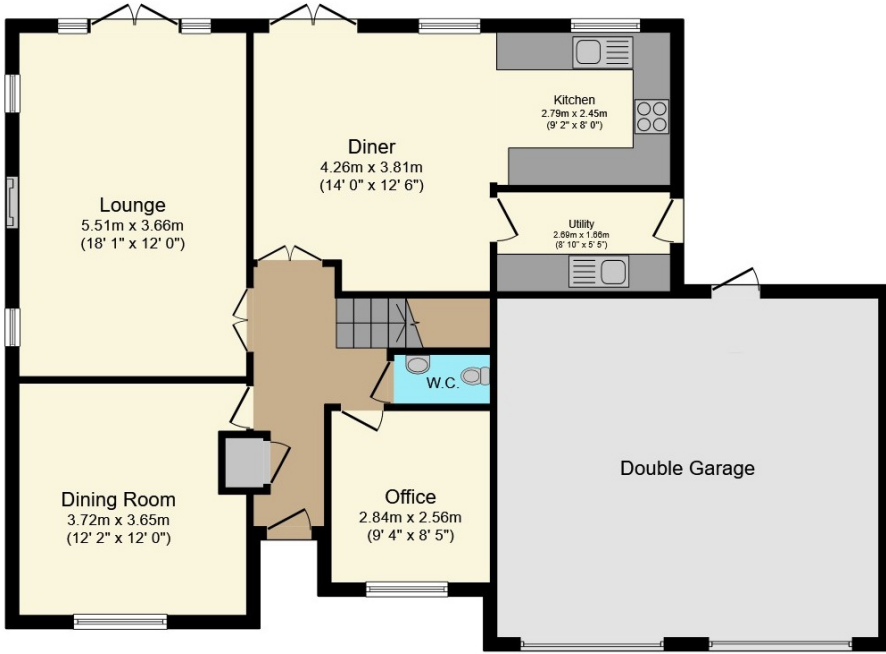
Broadband

Up to 910 Mbps

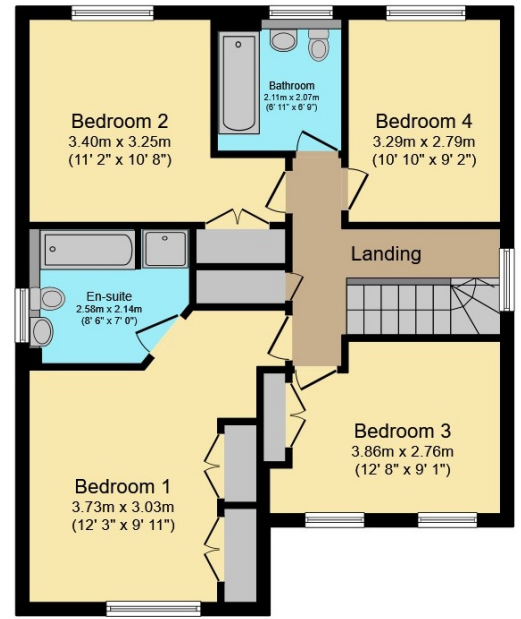


Council Tax

Band G

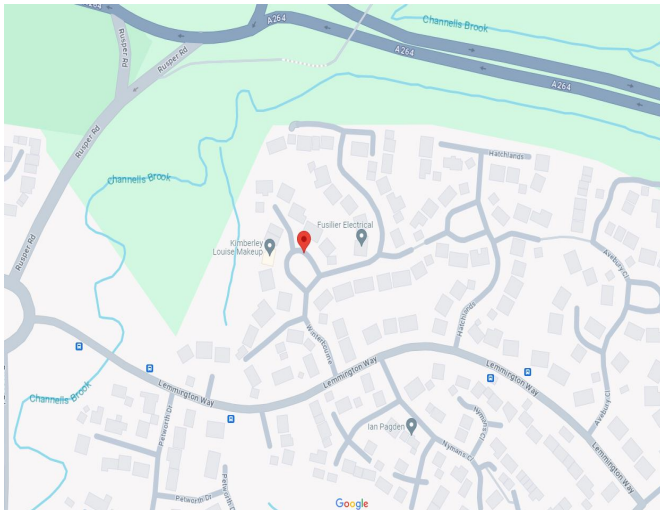


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,921 sq ft / 178 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	83
		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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