



**Sedgwick Lane  
Horsham, RH13 6QE**

**£1,200,000**

**01403 272022  
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# Sedgwick Lane, Horsham, RH13 6QE



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## LOCATION

This superb property is situated in a highly sought after rural location to the South East of Horsham, yet is conveniently only 1.5 miles from the town centre. Horsham town centre, offers 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, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants ranging from independent eateries such a Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, The Capitol Arts Centre and Everyman Cinema. Horsham Station a short drive away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the M23 leading to the M25.

## PROPERTY

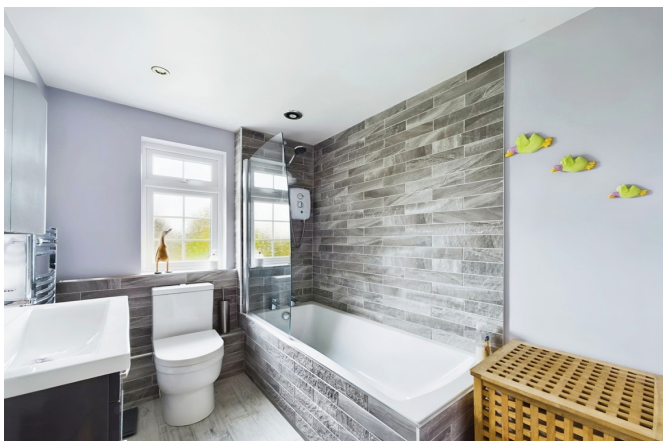
Tenure: Freehold

The journey begins as you enter the expansive bungalow through its welcoming front door. Inside, the spacious hallway offers easy access to various areas of the home. To your left, the reception room provides a comfortable space to relax and entertain, while to your right, the first of the four bedrooms awaits with its ample natural light and generous proportions. The lounge offers a cozy retreat, while providing an additional dining area that seamlessly connects to the outdoors through glass double doors, perfect for enjoying meals al fresco while also offering its inviting fireplace. Adjacent to the lounge, the well-appointed kitchen/diner provides everything a chef could need, from ample storage space to a large centre island for casual dining or large gatherings with ample space for a dining table. The adjoining sunroom offers a peaceful retreat with views of the gardens and pond, ideal for quiet moments of relaxation. The utility room, located towards the front, adds convenience with additional storage and garden access. At the end of the second hallway, the luxurious main suite awaits,

complete with fitted wardrobes and a private ensuite bathroom. Two additional spacious bedrooms and a modern family bathroom round out the main living accommodation, ensuring comfort and functionality for all. Across the driveway, the detached annex offers a charming retreat with its rustic exterior and cozy interiors. Converted from a former garage, the annex features a comfortable lounge with stunning countryside views, as well as two spacious bedrooms and a well-appointed kitchen. Upstairs, the main suite boasts skylight windows and a luxurious bathroom with a sunken bath, offering a peaceful escape from the everyday hustle and bustle. Throughout, both the main residence and annex thoughtful design and quality finishes create an atmosphere of refined comfort. Welcome to a home where luxury meets practicality, offering a sanctuary for modern living amidst serene surroundings in a much sought after location.

## OUTSIDE

Welcome to your quintessential countryside retreat. Beyond the gated driveway lies a sprawling garden oasis, stretching over an acre and offering breathtaking views that extend all the way to Horsham Town. This expansive outdoor haven is designed for both relaxation and entertainment. A large patio area overlooks a meticulously kept lawn, providing the perfect spot for outdoor gatherings. Tucked away within the garden is a secluded secret garden, complete with an inviting pergola and lush shrubbery, ideal for quiet moments of reflection. Adding to the charm are two tranquil ponds - one nestled near the bungalow and another, more rustic pond located at the rear of the garden, accompanied by a quaint summer house for peaceful retreats. To fully appreciate the stunning countryside vistas, the rear fence is kept low, allowing uninterrupted views from various vantage points, including the raised decked area behind the annex. Practical amenities abound, including a spacious car barn for multiple vehicles and strategically placed storage sheds throughout the garden, ensuring convenience and functionality without compromising on the serene ambience. Welcome to a serene sanctuary where countryside charm meets modern luxury. This is more than just a home - it's a tranquil escape where you can truly unwind and reconnect with nature. Welcome to your slice of paradise.







**Buses**

30 minute walk



**Shops**

Tesco Express  
1 mile



**Trains**

Horsham – 2 miles  
Littlehaven – 2.5 miles



**Airport**

Gatwick  
13.7 miles



**Roads**

M23  
6.1 miles



**Sport & Leisure**

Pavilions in the Park  
1.9 miles



**Rental Income**

£2,895 pcm



**Schools**

Heron Way Primary  
St Andrew's CofE Primary  
The Forest School  
Millais



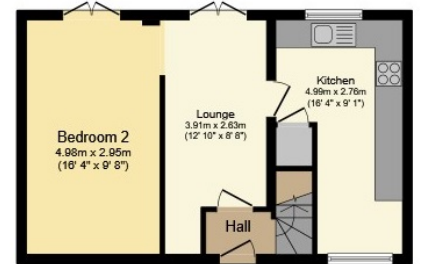
**Broadband**

Up to 500 Mbps

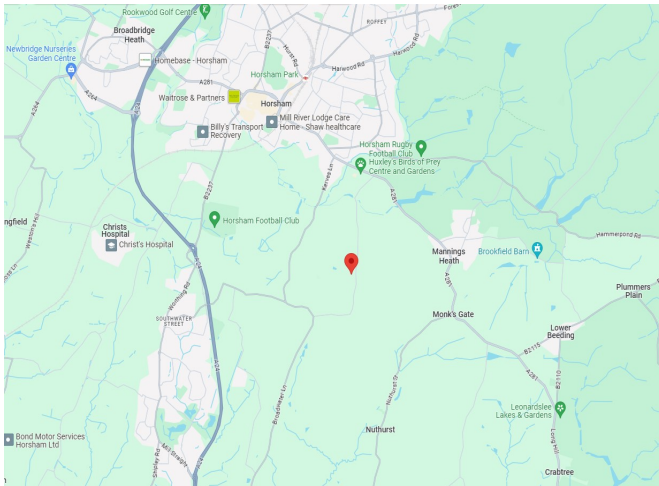


**Council Tax**

Band G



**Map Location**



**Total Approximate Floor Area**  
**2,614 sq ft / 243 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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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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