



**Avebury Close  
Horsham, RH12 5JY**

**Offers Over  
£525,000**

**01403 272022  
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**Residential sales, lettings,  
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## Avebury Close, Horsham, RH12 5JY

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### LOCATION

Situated in a highly sought-after area, this exceptional home benefits from a prime location that blends convenience with lifestyle. Just a short walk from Littlehaven railway station, commuters will enjoy a swift and direct route to London, while families will appreciate the close proximity to excellent local schools. The surrounding area is peaceful yet well-connected, offering a wonderful balance of suburban calm and urban accessibility. The property backs onto a private copse, which opens directly onto a recreational field, ideal for dog walks, children's play, or a quiet retreat into nature. Local amenities, parks, and transport links are all within easy reach, making this an ideal spot for growing families, professionals, or anyone seeking a high-quality home in a well-established community. The outstanding location adds to the overall appeal of this stunning residence, making early viewing highly recommended.

### PROPERTY

Tenure: Freehold

This beautifully renovated home has been finished to an exceptional standard, combining elegant modern touches with timeless materials such as oak doors and staircase and high-quality neutral carpets throughout. The heart of the home is the expansive kitchen/diner, featuring an American-style fridge freezer, AEG built-in appliances, including a dishwasher, washing machine, and a double oven with a microwave/combi oven above. Soaring ceilings, skylights, and full-length bi-fold doors flood the space with natural

light and open directly onto the garden. The lounge offers a cosy yet refined feel with a feature fireplace, while the larger spare bedroom includes a new en-suite and built-in wardrobes. A second spare room also benefits from ample built-in storage. The family bathroom has been newly updated to a high standard. The loft conversion is a standout feature - home to a spacious master bedroom with a feature grey brick wall, Juliet balcony, large en-suite, and converted eaves for abundant storage.

### OUTSIDE AND PARKING

The exterior of this home is just as impressive as the interior. The beautifully landscaped rear garden offers a perfect space for both relaxing and entertaining, with full-width bi-fold doors seamlessly connecting the indoor and outdoor areas. A private gate at the rear opens directly into a peaceful copse, providing a serene shortcut to a large recreational field. An impressive garden office/man cave/pub with full electrics and WI-FI presents endless possibilities for remote work, hobbies, or entertaining. At the front, there is off-street parking for two vehicles, adding practicality to this stylish home. Every detail has been thoughtfully designed, from the carefully curated planting to the low-maintenance layout, ensuring the outside space is as functional as it is beautiful. Whether you're enjoying the garden view from the kitchen or working from your bespoke office space, the outdoor elements of this property offer both beauty and utility.





#### Buses

5 minute walk



#### Shops

Convenience Store  
1 mile



#### Trains

Littlehaven – 0.9 miles  
Horsham – 2.2 miles



#### Airport

Gatwick  
10.9 miles



#### Roads

M23  
6.3 miles



#### Sport & Leisure

The Holbrook Club  
1.3 miles  
Pavilions in the Park  
2.4 miles



#### Rental Income

£2,500 pcm



#### Schools

All Saints CoFE Primary  
Bohunt  
The Forest School



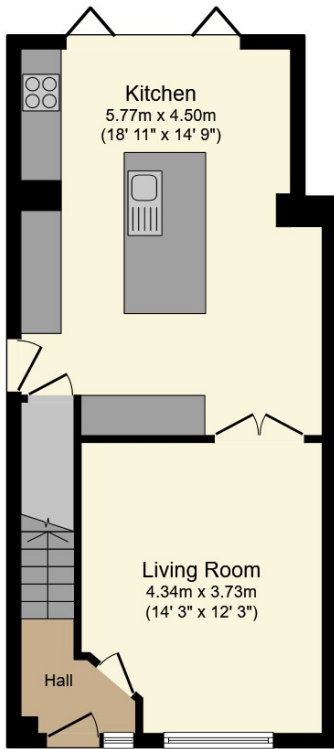
#### Fibre Broadband

Up to 2000 Mbps

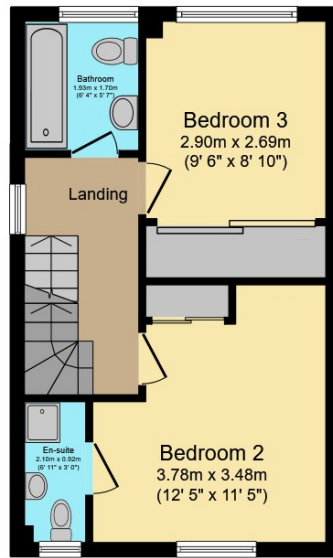


#### Council Tax

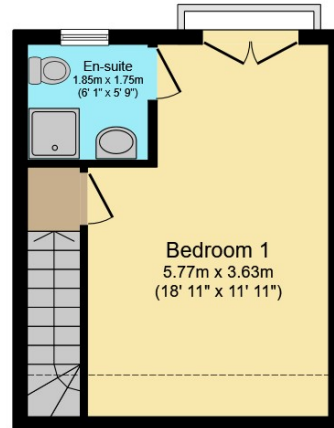
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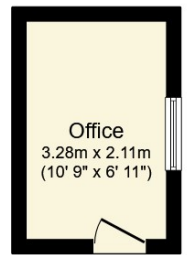
Ground Floor



First Floor

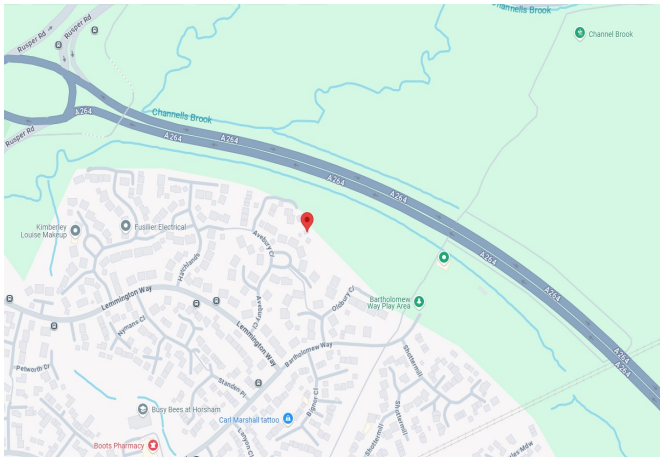


Second Floor



Outbuilding

## Map Location



## Total Approximate Floor Area

**1.201 sq ft/ 111.5 sq m**

## EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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