



**Roman Lane  
Southwater, RH13 9AF**

**Offers Over  
£700,000**

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



## LOCATION

Nestled in a peaceful cul-de-sac setting, Roman Lane offers the perfect blend of rural tranquility and everyday convenience. Just a mile from the village centre, you'll find a charming parade of shops, a café, a primary school, and a well-regarded pub-all easily reached on foot or by bike. Commuters will appreciate the swift link to the Downs Road (A27), offering direct routes to nearby towns and the coast. Nature-lovers will enjoy the setting near the famed Bluebell Woods and the Southwater Country Park, a beloved local attraction each spring, with its vibrant carpet of blooms and woodland walks. For families, greenery and community combine beautifully here-peaceful countryside scenery with all key amenities just moments away.

## PROPERTY

Tenure: Freehold

Roman Lane is a beautifully presented detached home offering generous and flexible accommodation over two floors. Upon entering, you're welcomed by a wide hallway that leads to a spacious living room with a front aspect and a feature fireplace. To the rear, the heart of the home lies in the expansive kitchen/dining area-stylishly fitted with ample cabinetry and worktops-flowing seamlessly into the impressive sunroom/conservatory, which spans the full width of the house and enjoys wonderful views over the landscaped garden. A

useful office sits just off the hall, ideal for remote working, alongside a downstairs WC.

Upstairs, the first floor features four well-proportioned bedrooms-three good doubles and a fourth ideal as a child's room or guest space. The principal bedroom benefits from generous proportions, while two modern bathrooms (including one en-suite) serve the upper floor. This layout ensures the living and sleeping spaces remain perfectly balanced, ideal for growing families or those needing extra room.

## OUTSIDE & PARKING

Externally, Roman Lane delights with a beautifully landscaped garden, thoughtfully designed to offer both interest and privacy. Immediately adjacent to the conservatory is a paved patio area-ideal for al fresco dining or summer entertaining-leading onto mature shrub borders and expanses of lawn. The converted outbuilding offers a separate, peaceful retreat and stands beside a further storage shed. Parking is handled with ease thanks to a wide front driveway for multiple vehicles and a double garage, ensuring ample space for cars, bikes, and outdoor gear. Secure gated side access leads directly from the driveway into the rear garden, making it practical for families and gardeners alike. Overall, the layout provides a harmonious balance of greenery, utility, and leisure space.







**Buses**

7 minute walk



**Shops**

Lintott Square  
1.2 miles



**Trains**

Christ's Hospital  
4.1 miles



**Airport**

Gatwick  
17.3 miles



**Roads**

M23  
11 miles



**Sport & Leisure**

The Ghyll  
1.5 miles



**Rental Income**

£tbc pcm



**Schools**

Southwater Infant/Junior  
Academy  
Castlewood Primary  
Tanbridge House



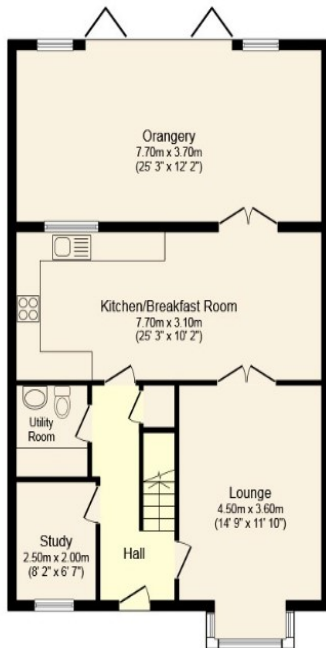
**Broadband**

Up to 67 Mbps



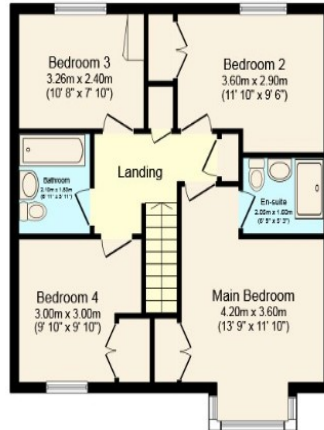
**Council Tax**

Band F



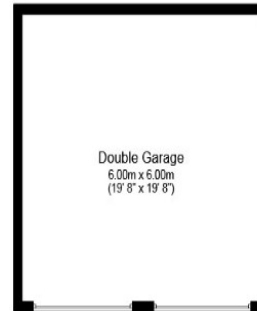
## Ground Floor

Floor area 90.0 sq.m. (969 sq.ft.) approx



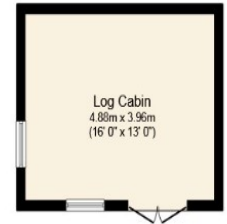
## First Floor

Floor area 64.7 sq.m. (697 sq.ft.) approx



## Garage

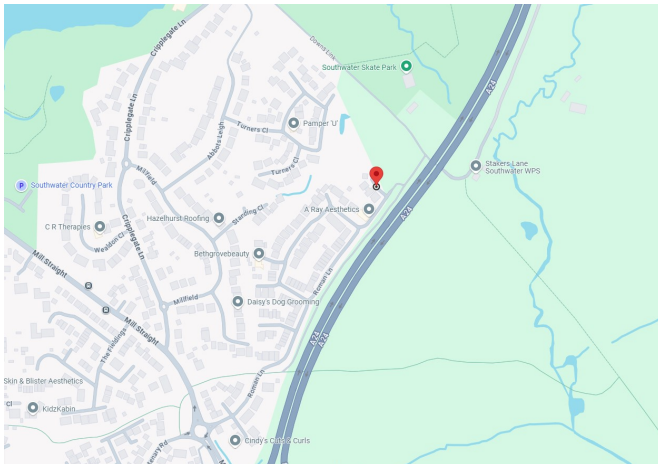
Floor area 36.0 sq.m. (388 sq.ft.) approx



## Outbuilding

Floor area 18.6 sq.m. (201 sq.ft.) approx

### Map Location



### Total Approximate Floor Area

**tbc/tbc**

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(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

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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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