



**Oxford Road
Horsham, RH13 5EH**

**Offers Over
£600,000**

**01403 272022
brocktaylor.co.uk**

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



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LOCATION

Oxford Road is a highly sought-after residential address, perfectly positioned within easy reach of the town centre and local amenities. Residents benefit from being just a short walk from a vibrant high street offering a variety of shops, cafés, restaurants, and leisure facilities. Excellent schooling options are nearby, making this an ideal spot for families. For commuters, the mainline train station is within comfortable walking distance, providing fast and frequent services into Central London. The area also enjoys good access to major road links, making travel by car equally convenient. Parks and green spaces are also close by for weekend strolls.

PROPERTY

A beautifully presented Edwardian family home that effortlessly blends period character with modern convenience. From the moment you step through the front door, the home offers a sense of warmth and elegance, with original features such as sash windows, decorative corning, high ceilings, and feature fireplaces all lovingly preserved.

The ground floor comprises two well-proportioned reception rooms-perfect for both entertaining and everyday family life-alongside a spacious kitchen and dining area that leads directly out to the garden. Natural light floods through the property, creating a bright and inviting atmosphere throughout. The decor is neutral and tasteful, allowing a new owner to move in with ease.

Upstairs, the property boasts three generous bedrooms and a stylish family bathroom. Each bedroom offers comfortable proportions and

plenty of storage potential. There is also the opportunity to extend into the loft (STPP), allowing further flexibility as the family grows or needs change.

The home has been meticulously maintained and updated where necessary, offering a rare opportunity to own a character-rich property in turnkey condition, in one of the area's most desirable streets.

OUTSIDE & PARKING

One of the standout features is the exceptional 75ft rear garden-a rare asset in this location. Beautifully landscaped and thoughtfully maintained, the garden offers a large patio area ideal for outdoor dining and entertaining, with the remainder laid to lawn, framed by mature trees and borders that provide privacy and charm. There's ample space for children to play, for gardening enthusiasts to enjoy, or for creating an additional garden office or studio, subject to permissions.

To the front of the house, the property also benefits from off-street parking for two cars, a highly desirable feature for any central location. The paved driveway is neatly presented and offers hassle-free parking, with potential to further enhance the kerb appeal. Whether you're welcoming guests or juggling busy family life, the outdoor space combines practicality with lifestyle potential, making it ideal for modern living.





Buses

5 minute walk



Shops

Town Centre
10 minute walk



Trains

Horsham
3 minute walk



Airport

Gatwick
11.9 miles



Roads

M23
6.3 miles



Sport & Leisure

Pavilions in the Park
10 minute walk



Rental Income

£tbc pcm



Schools

Kingslea Primary
St Mary's CoFE Primary
The Forest School
Millais



Broadband

Up to 2000 Mbps

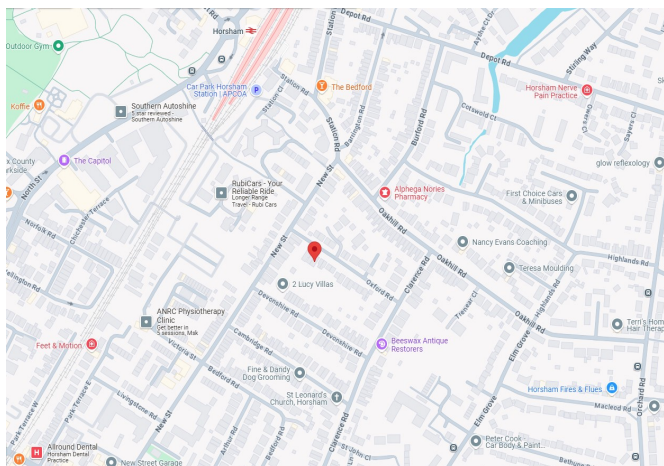


Council Tax

Band D



Map Location



Total Approximate Floor Area
1,380 sq.ft. / 128 sq.m.

EPC Rating

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