



**Cambridge Road
Horsham, RH13 5ED**

£875,000

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



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LOCATION

This attractive family home is set within an enviable location, under 0.5 miles distance 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 is a short stroll away, and 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. The property also sits within close proximity of some of the area's most popular schools, which includes Kingslea Primary, Heron Way Primary, The Forest School and Millais Secondary Schools.

PROPERTY

Tenure: Freehold

A truly exceptional 4-Bedroom detached home full of character and elegance. Step into a world of timeless sophistication with this one-of-a-kind 4 double bedroom detached house where period charm meets contemporary design. Set across a generous layout and finished to an impeccable standard throughout, this home offers a rare blend of grandeur, comfort, and individuality. From the moment you enter, you are welcomed by high ceilings, ornate cornicing, and thoughtfully curated interiors that radiate style and warmth. Every room is an experience in itself, seamlessly combining statement lighting, rich textures, and curated décor. The heart of the home features a bespoke kitchen with a large island, ideal for social cooking and casual dining but a true hub of the home perfect for entertaining. Open shelving, premium appliances, and an adjoining wine display create a practical yet aesthetic culinary space. The elegant dining

area boasts intricate architectural detailing and a stunning fireplace, ideal for hosting memorable dinner parties. The spacious living room is equally refined, with striking vintage accents, and plush seating set around an opulent chandelier. With this room being dual aspect it is flooded with natural light opening up the space even more. A cosy, vintage-inspired lounge can also be found to the front of the property featuring its own stylish home bar with a rich selection of spirits perfect for entertaining or relaxing with a drink. Finishing the ground floor accommodation, you can find a beautifully designed indoor-outdoor living space which is the perfect final flourish to the home, seamlessly connecting the interior with the garden. The room functions as a bright and tranquil sunroom, featuring floor-to-ceiling bifold doors that open completely to a stylish patio, creating an effortless flow between inside and out. To the first floor you can find 4 large double bedrooms 2 of which are currently used as alternative spaces. For entertainment lovers, the cinema room delivers an immersive experience with a large projection screen, luxurious seating, and moody tones perfect for movie nights. One of the standout features is the dedicated dressing room - a dream walk-in wardrobe setup with open shelving, display cabinetry, and a workspace bathed in natural light. Downstairs also includes a stylish WC/utility/shower room, combining functionality with flair.

OUTSIDE

Situated on a desirable corner plot, this beautifully maintained Victorian detached house offers classic character and an exceptional outdoor lifestyle. Behind the gated side entrance lies a stunning, landscaped garden filled with mature apple and fig trees, grapevines, and tropical planting creating a private, tranquil retreat. Multiple seating and dining areas, a rustic garden bar, and a stylish paved courtyard provide the perfect setting for entertaining or relaxing. Bi-fold doors open into the garden room, bringing both the inside and outside together perfectly. The property also features private off-street parking which is a great bonus.





Buses

4 minute walk



Shops

Town Centre
14 minute walk



Trains

Horsham
7 minute walk



Airport

Gatwick
14.3 miles



Roads

M23
6.5 miles



Sport & Leisure

Pavilions in the Park
13 minute walk



Rental Income

£3,000 pcm



Schools

Kingslea Primary
Heron Way Primary
The Forest School
Millais



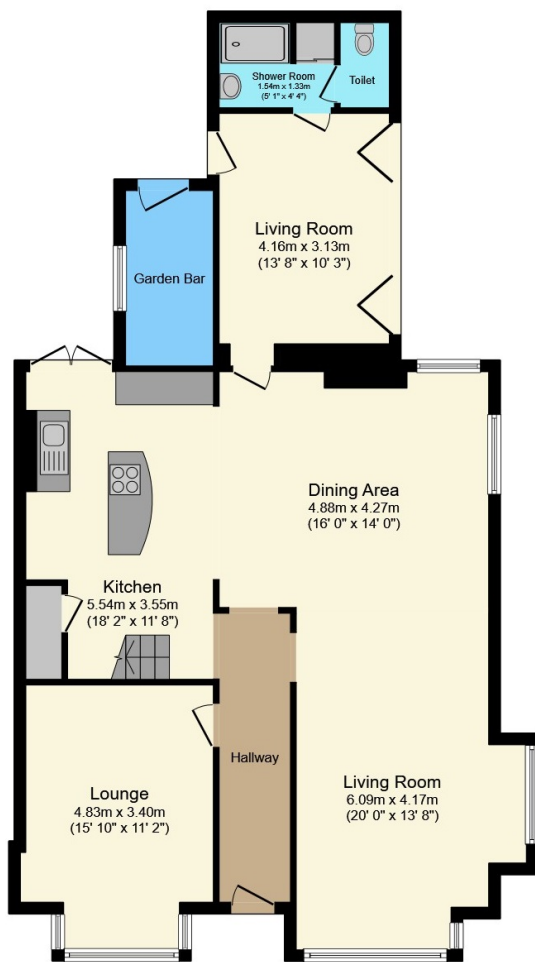
Broadband

Up to tbc Mbps

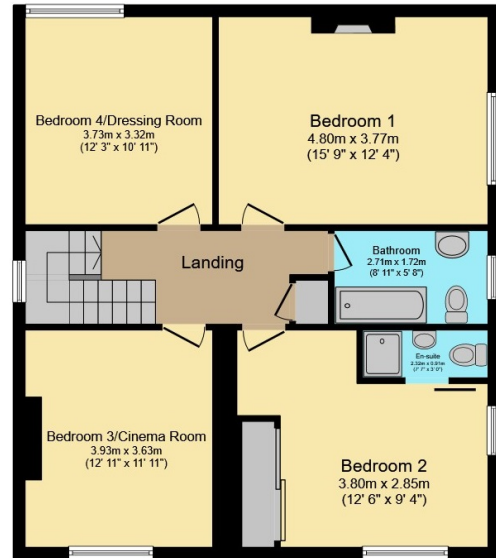


Council Tax

Band E

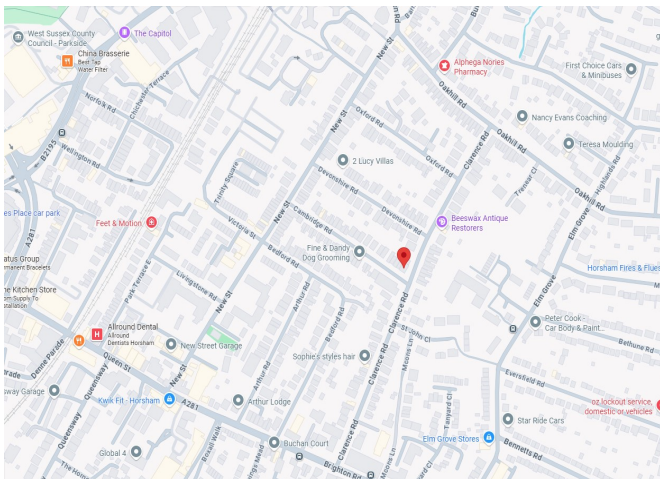


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

2,061 sq.ft. / 191.5 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		
(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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2-6 East Street, Horsham, West Sussex, RH12 1HL

