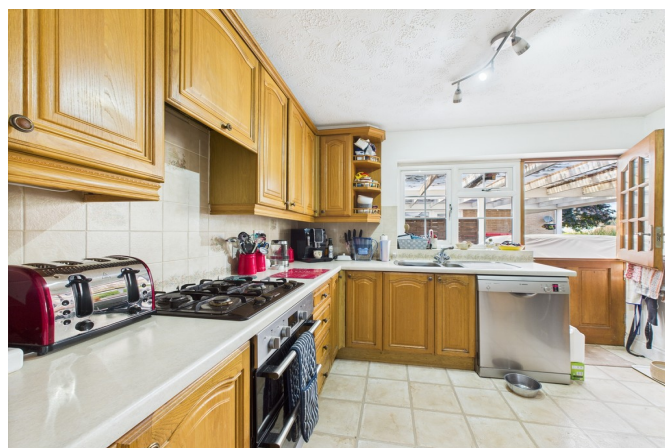




**Oaks Close
Horsham, RH12 4TZ**

**Asking Price Of
£650,000**

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



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LOCATION

This four-bedroom detached family home located within a short distance of both Horsham and Littlehaven Station. The property is situated towards the end of a quiet close, offering a peaceful setting with open grass and wooded area nearby, ideal for walks and for children to play. In addition, a nearby farm shop is within easy walking distance to pick strawberries in season or have a nice breakfast. Horsham, just a short drive away, 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. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station 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.

PROPERTY

Tenure: Freehold

A fantastic detached home offering lots of flexibility for your family's needs. The front door of the property opens into a spacious hallway housing the staircase and allowing access to the downstairs WC, office/diner, lounge/diner and kitchen. The hallway also provides an under the stairs cupboard, perfect for storage of house cleaning equipment along with coats & shoes. The office/diner at the front of the property was originally

designed as a dining room, but the current owner uses it as a home office, demonstrating the adaptable nature of the space. The large lounge/diner measures at a vast 21'9" x 12'6" offering huge potential for how you lay the room out. It allows enough space for a large sofa and dining table, still with space to play with. The room also benefits from sliding doors out to the large conservatory currently used as a dining space but has potential for many other purposes. The kitchen offers a range of floor and wall mounted units and room for appliances throughout. The kitchen has a clever opening out onto the driveway area making it ultra convenient when bringing in shopping from the car. Moving upstairs you will find four generous double bedrooms with bedrooms one and two benefiting from built-in wardrobes. The large landing provides access to a modern family bathroom, which features a large walk-in shower and a window for natural light and ventilation. Off the landing, there is also a good-sized airing cupboard, ideal for storing linens and towels. The property does also have a planning application approved DC/25/0014 | (07-01-2025).

OUTSIDE

Stepping outside, the south-west facing garden is a real showstopper. Perfect for garden furnishings and relaxing. There is a large patio area to the right-hand side of the conservatory perfect for a seating or dining area and just down from this you can find a bar and pizza oven, making it an amazing entertaining space. An additional lawned area also provides more space and running alongside this you can find a purpose-built chicken run which could be removed if not needed. Then down the side of the property you can find a large shed perfect for extra storage. The property also features access to the garage through from the back garden and to the front of the property you can find a large 2-3 car driveway space.





Buses

6 minute walk



Shops

Sainsbury's Local
0.6 miles



Trains

Littlehaven – 0.9 miles
Horsham – 1.9 miles



Airport

Gatwick
10.1 miles



Roads

M23
5.1 miles



Sport & Leisure

Pavilions in the Park
2.1 miles



Rental Income

£1,950 pcm



Schools

St Robert Southwell
Littlehaven Infant
Bohunt
Millais



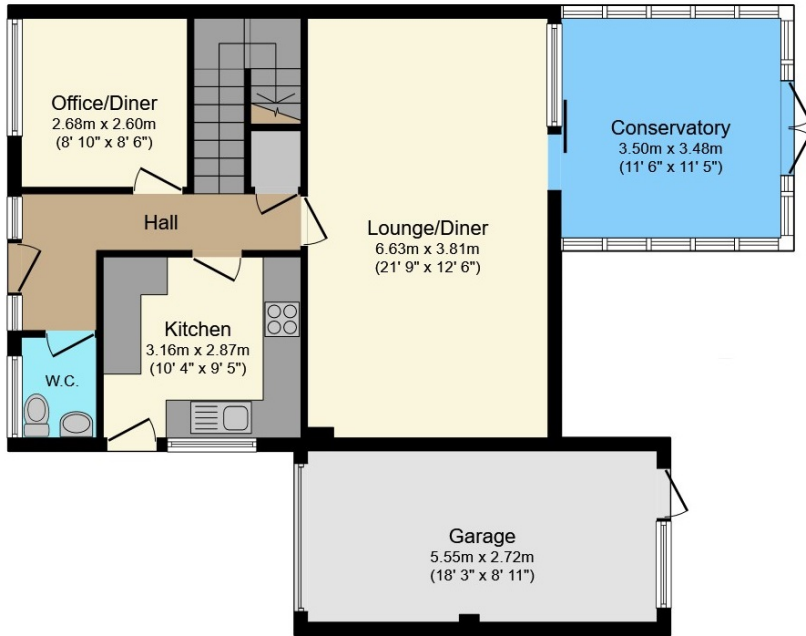
Broadband

Up to 2000 Mbps

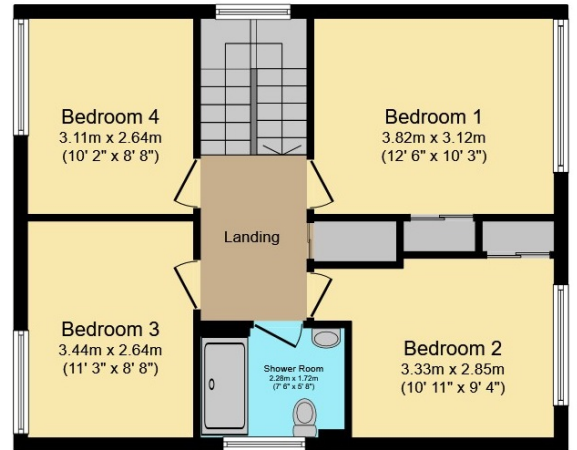


Council Tax

Band E

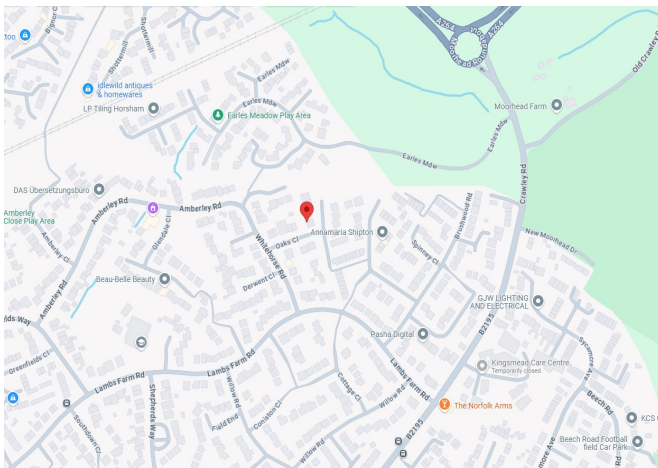


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

1,505 sq.ft. / 139.8 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	72	79
(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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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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