



Squirrels

Copsale Road, Maplehurst, Horsham, West Sussex, RH13 6QY

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Squirrels

A beautiful family home, built in 2011 by current owners to a high specification, offering versatile accommodation arranged over two floors. Situated on a mature plot of around 0.2 of an acre with stunning countryside views to rear.

- FIVE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR CLOAKROOM
- OPEN PLAN KITCHEN/DINING ROOM
- THREE BATH/SHOWER ROOMS
- DRIVEWAY PARKING
- INTEGRAL DOUBLE GARAGE



This spacious family home, has a welcoming entrance hall with stairs to the first floor and doors to the sitting room, study, kitchen/dining room, ground floor cloak and a utility room.

The triple aspect sitting room has a feature fireplace with inset log burner and double doors that lead out to the rear garden. From the sitting room, double doors lead into an impressive open plan kitchen/dining room with wood-effect flooring and plenty of natural light. In the kitchen area there is a range of built-in appliances including a AEG coffee machine and AEG combination microwave oven. In addition, there is a John Lewis six ring (LPG) gas hob with electric oven and grill below and an extractor fan above.

In the dining area there is a pleasant view of the garden and double doors to outside. Across from here is a study, that would also serve well as a home office. Close by is a ground floor cloakroom, utility room that in turn provide access to the integral double garage.

To the first floor is a window lit, part galleried landing with a skylight. From here is access into a useful linen cupboard and doors to all five bedrooms and the family bathroom. The main bedroom is double aspect and has a range of built-in wardrobes and an en-suite bathroom with a bath and a separate shower cubicle. Bedroom two also has an ensuite shower room.

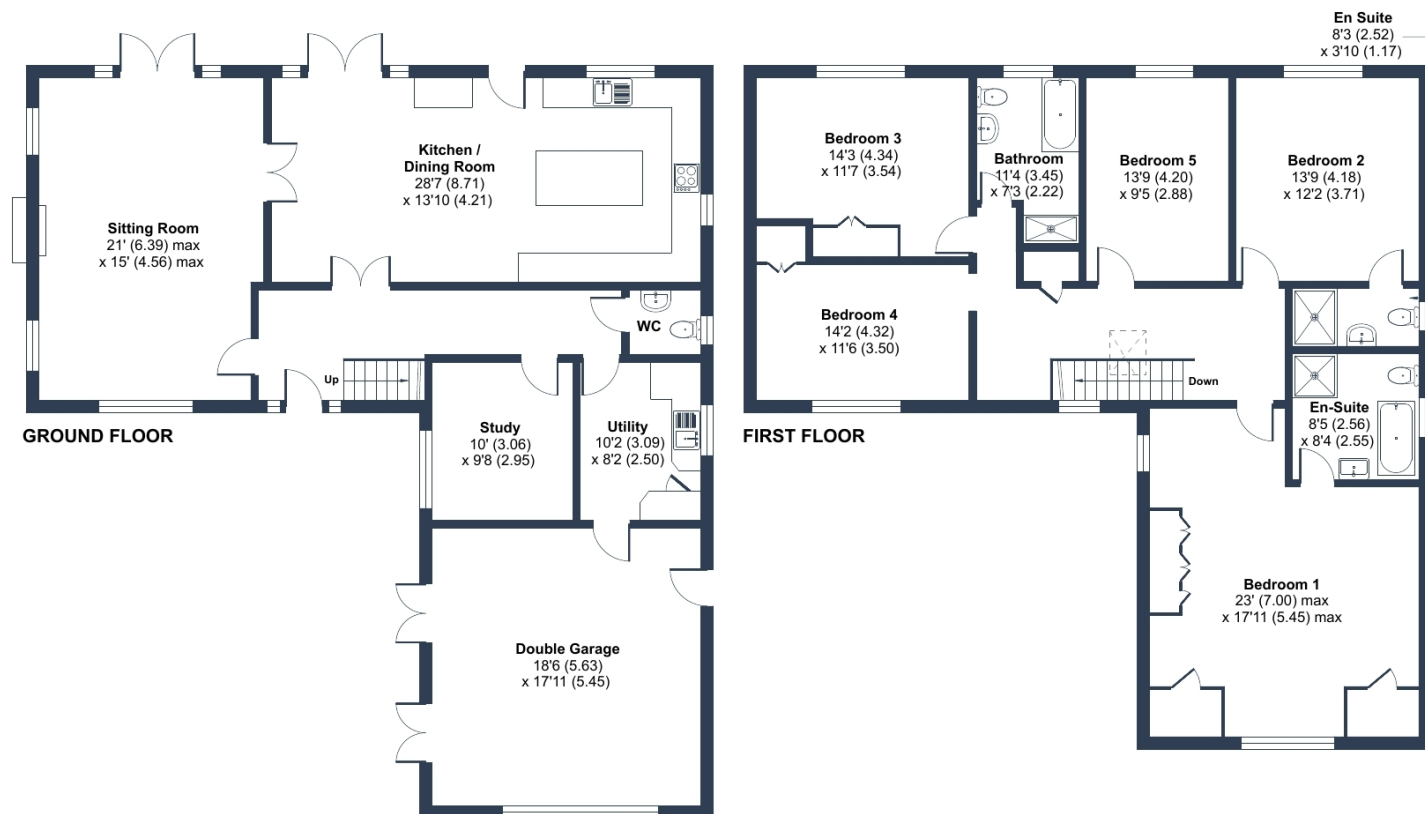


OUTSIDE

The property is approached via a driveway, providing parking for three vehicles, leading to an integral double garage with power and light. The rear garden is a particular feature of the house and has a paved patio area, ideal for alfresco dining, giving way to an area of lawn, and a variety of mature flowers and shrubs.

Maplehurst is a hamlet in the civil parish of Nuthurst, and the Horsham District of West Sussex. The hamlet is on the Copsale to Nuthurst road, 3.8 miles south from the town of Horsham. There is one pub very close by, The White Horse, which is well regarded. Further shopping facilities and eateries are to be found in the nearby Southwater and Horsham. Horsham mainline railway station is less than 6 miles away.





Approximate Area = 2421 sq ft / 224.9 sq m
 Garage = 330 sq ft / 30.6 sq m
 Total = 2751 sq ft / 255.5 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Alex Harvey Estate Agents. REF: 1283634

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, solar panels for hot water, air source heat pump (heating), LPG (cooking) water and private drainage are currently connected to the property. Council Tax Band G. EPC-C.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email **alex@alexharveyestateagents.co.uk** | **www.alexharveyestateagents.co.uk**

