



Stoneybrook

86a Pondtail Road, Horsham, West Sussex, RH12 5HR

www.alexharveyestateagents.co.uk



Alex Harvey
A passion for property

Stoneybrook

An impressive five-bedroom detached chalet-style home, situated on a mature plot with attached double garage and driveway parking. Located a short distance from local amenities and Littlehaven railway station.

- FIVE DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- KITCHEN/DINER WITH UTILITY
- SOUTH-FACING REAR GARDEN
- ATTACHED DOUBLE GARAGE
- CONVENIENT YET SECLUDED LOCATION
- NO ONWARD CHAIN



Situated in a convenient yet secluded plot, this chalet-style detached house offers surprisingly plentiful and versatile accommodation with an integral double garage and beautifully mature, south-facing garden.

The welcoming entrance hall provides access to the sitting room, stairwell to the first floor, kitchen/dining room, two downstairs bedrooms and the snug. The central sitting room has a feature, inglenook fireplace with wood burner, brick surround and solid wood inset mantel. Folding doors lead into the impressive conservatory with bespoke blinds making it suitable for year-round use. Double doors lead into the bright and spacious kitchen/dining room with an archway to the sunroom, with folding doors opening onto the patio. The kitchen is fitted with a variety of units with stone-effect worktops and finished with under-unit lighting. Appliances include a Rangemaster gas cooker and an integrated dishwasher.

Both downstairs bedrooms have en-suite shower rooms and bedroom one benefits for a walk-in dressing room. The snug could equally be used as a study for those working from home. The stairwell leads to the first-floor landing with access to three further double bedrooms and the family bathroom.

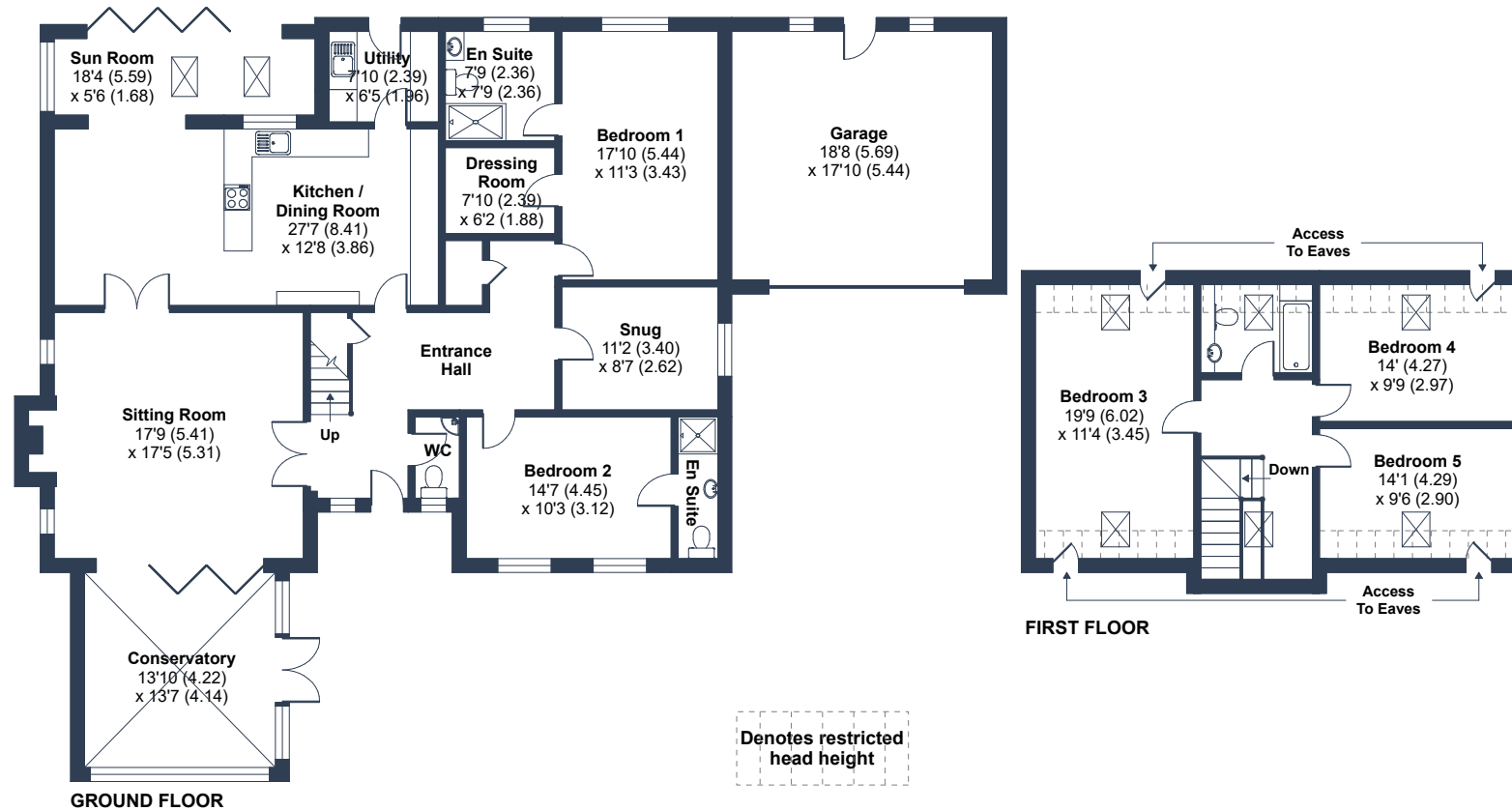


OUTSIDE

The property is approached via a long, electric-gated driveway, providing parking for several vehicles, leading to the integral double garage with power & lighting. The south-facing rear garden is mainly laid to lawn with mature flower beds, trees and shrubs. The generous patio, seamlessly integrating with the sunroom, offers the perfect space for summertime entertaining.

Horsham is a popular market town with a shopping centre and mainline station. This property is located a short distance from a variety of shops, public house and amenities. For the commuter, Littlehaven mainline railway station is around a mile away. Horsham Carfax, in the town centre, is approximately two miles away, offering a wide range of restaurants, services and shopping facilities.





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Alex Harvey Estate Agents. REF: 1166216

Approximate Area = 2517 sq ft / 233.8 sq m

Limited Use Area(s) = 119 sq ft / 11.1 sq m

Garage = 332 sq ft / 30.8 sq m

Total = 2968 sq ft / 275.7 sq m

For identification only - Not to scale

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, mains gas, water, and mains drainage are currently connected to the property.
Council Tax Band G. EPC - D.

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

