



Price Guide £795,000

April 2018



6 Collingwood Road, Horsham, West Sussex, RH12 2QW - EPC band D

**"An outstanding detached five bedroom family home, located in a highly convenient location within walking distance of the town, park and station. Creatively extended with a real "wow" factor - must be seen."**



**COURTNEY GREEN**  
Estate Agent • Residential Lettings • Residential Managing Agent  
we give more

**Tel: (01403) 25 22 22**  
**www.courtneygreen.co.uk**



6 COLLINGWOOD ROAD, HORSHAM, WEST SUSSEX. RH12 2QW

An exceptional five bedroom family house in a sought after location on the west side of Horsham. Originally built in the 1960's, the house has been transformed by the present owners by way of clever extensions which give the accommodation on the ground floor a real wow factor. This comprises a large entrance hall with cloakroom, sitting room with contemporary fireplace and stove, family room which opens to the partially vaulted dining room, stunning partly vaulted kitchen/breakfast room with John Lewis of Hungerford fitted kitchen and large laundry room. Upstairs there are five bedrooms and two bathrooms. The house is immaculately presented throughout and has a modern condensing gas fired boiler providing heating to radiators and all of the windows and doors are double glazed. Outside there is a wide block paved driveway and a very attractive rear garden which has been cleverly landscaped to maximise the space and enjoys a good degree of privacy. The house is conveniently situated, being within walking distance of the town, park and station and the nearby schools include Trafalgar, Greenway and Tanbridge house. Viewings are strongly recommended with the vendors' sole agents, Courtney Green.

The accommodation with approximate room sizes comprises:

Recessed Storm Porch

With LED light and decoratively glazed security front door to the

Large Entrance Hall

With fitted door mat and Karndean flooring, staircase to the first floor, under stairs cloaks cupboard with hanging rail and shelf. Radiator in decorative cabinet, thermostat for heating control. Doors to each room.

Cloakroom

With modern white fittings of w.c. with concealed cistern and wash hand basin having chrome mixer tap and cupboard beneath, radiator, obscured front window.

Sitting Room 16'10 (5.13m) x 12' (3.65m) into fireside recess

Double aspect with windows to front and side, contemporary oak and granite fireplace with cast iron multi-fuel stove, radiator, three wall light points, t.v. aerial point.

Family Room 15'7 (4.75m) x 12'6 (3.20m)

With two side aspect windows, continuation of the Karndean flooring, two radiators. Large opening to the

Dining Room 15'5 (4.7m) x 10'4 (3.15m)

A stunning space with continuation of the Karndean flooring and with a partly vaulted ceiling with two double glazed Velux windows, large French doors with matching sidelights look out over the gardens, thermostatically controlled under floor heating. Open doorway to the

Kitchen/Breakfast Room 20'6 (6.24m) overall x 13'4 (4.06m) narrows to 12'2

With continuation of the Karndean flooring and fitted with a stunning Shaker style range of eye and base level cupboards by John Lewis of Hungerford with contrasting wood trimmed tiled countertops and a granite topped island unit with circular sink having mixer tap and cupboards beneath, matching drawers and pan drawers, fitted appliances including a large larder fridge with adjacent larder cupboard, separate freezer, large recess for range style cooker with tiled splashback and canopied styled light above. **Note** the range cooker may be available by separate negotiation. Half of the area is partially vaulted with two double glazed Velux windows and there is a large window over looking the rear garden. Double Kohler double bowl double drainer sink unit with mixer tap overlooking the gardens, Myson towel warmer and kickspace heater, spot lights and fluorescent countertop lighting. Door to the hallway, door to

Laundry Room 13'6 (4.11m) x 9'6 (2.89m)

A fabulous room with a large family in mind and with matching John Lewis of Hungerford cupboards with wood trimmed tiled worktops and further Kohler double bowl single drainer sink with mixer tap and window overlooking the gardens. Continuation of the Karndean flooring, radiator, door to garage and door to the garden.

From the Entrance Hall the attractive staircase with wrought iron and oak detailing rises and turns past a feature front window to the

First Floor Landing

With radiator, hatch to the large and potentially convertible loft space, airing cupboard with immersion heater and shelving, radiator. Doors to each room.

Master Bedroom 16'10 (5.13m) x 12' (3.65m)

Double aspect with windows to the front and side, double built-in wardrobe with hanging rail and shelf, radiator, t.v. aerial lead.

Bedroom 2 15'6 (4.72m) x 10'5 (3.17m)

With a rear aspect window, radiator.

Bedroom 3 9'7 (2.92m) x 8'10 (2.69m)

With front aspect window, radiator, deep single wardrobe with hanging rail and shelf, telephone point.

Bedroom 4 10'6 (3.2m) x 7'8 (2.34m) plus recess

With rear aspect window, built-in wardrobe with hanging rail and shelf, radiator.

Bedroom 5 9'10 (2.99m) x 8'5 (2.56m)

Currently used as a dressing room with front aspect window, radiator.

Bathroom 1 7'2 (2.18m) x 6'7 (2.01m)

With a fully fitted white suite of acrylic bath with contemporary pillar mixer tap and independent Aqualisa shower above and fully tiled splashback, fitted storage with drawers and cupboards, large mirror and pelmet lighting, sink with mixer tap, w.c. with concealed cistern, obscured rear window, chrome towel warmer.

Bathroom 2 6'7 (2.01m) x 5'9 (1.75m)

With a white p-shaped shower bath with off-set taps and Aqualisa independent shower and fully tiled splashback, pedestal wash hand basin with mixer tap, close-coupled w.c., obscured rear window and chrome towel warmer.

OUTSIDE

To the front of the house there is a wide block paved triple driveway with a pathway leading to the front door and planting areas providing access to the

Integral Garage 16'9 (5.1m) x 9' (2.74m) max

With an electrically operated remote controlled up and over door to the front, side window, light and power, electricity fuse box and meter, tap, wall hung Vaillant gas fired condensing boiler providing heating and hot water, UPVC door to the Laundry Room.

Rear Garden

With a gated side access to the front and two useful side storage areas. The garden, whilst not deep, is very cleverly arranged to maximise the space including an almost full depth paved terrace with beds and raised sleeper planting areas to one side and with an area of lawn and a further area of paving with a sunken patio having a wooden trellis and arbour roof. Garden shed, outside lighting, water tap.



Ground Floor  
Approx. 117.7 sq. metres (1266.5 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



First Floor  
Approx. 79.1 sq. metres (851.0 sq. feet)

