



Kent House, Guildford Road, Broadbridge Heath

An impressive 3069sqft character house, approached via electric gates, situated in a plot circa 1/4 of an acre backing onto woodland.



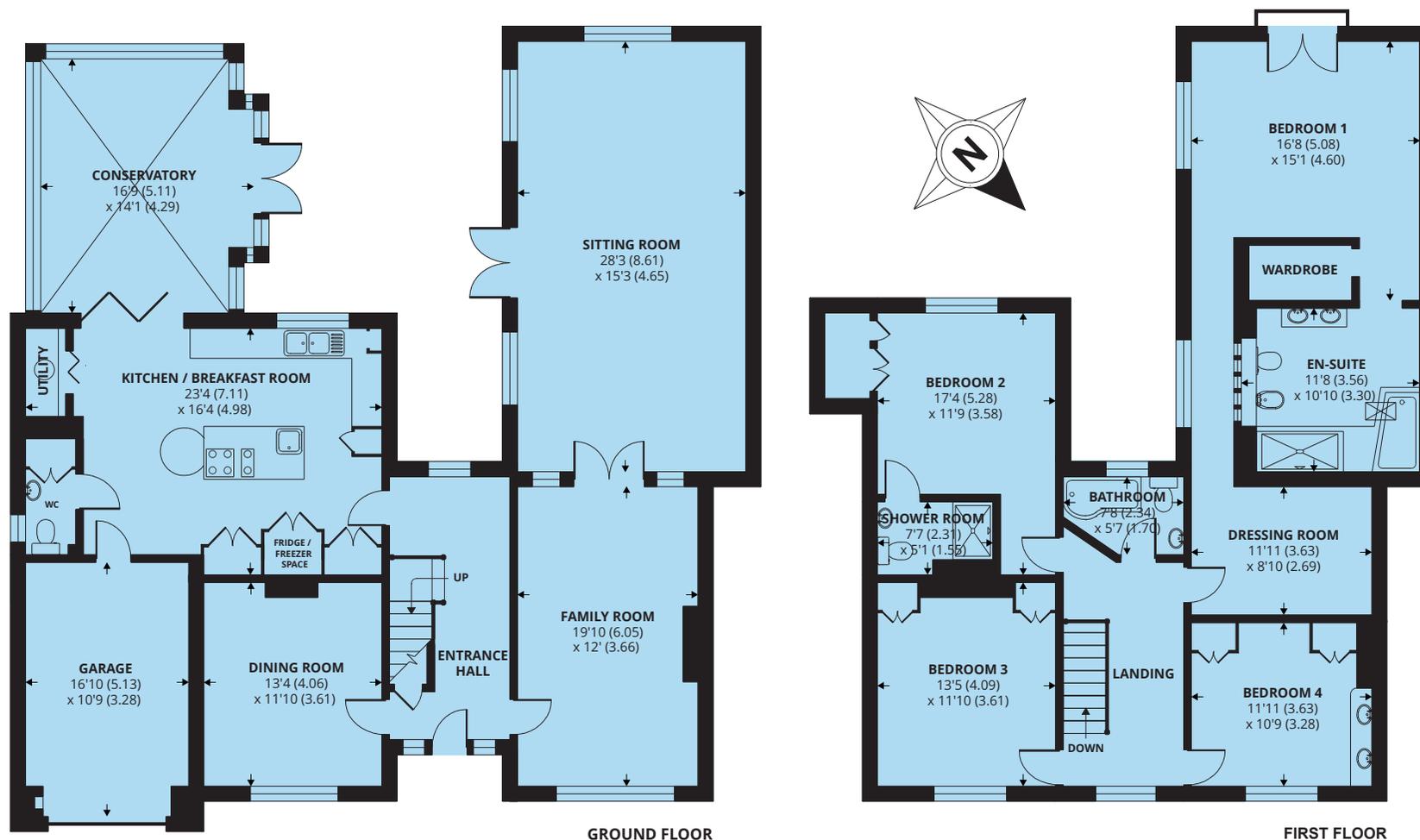
- ▶ **FOUR DOUBLE BEDROOMS**
- ▶ **KITCHEN/BREAKFAST ROOM**
- ▶ **GROUND FLOOR CLOAKROOM**
- ▶ **SPACIOUS DRESSING ROOM**
- ▶ **EXTENSIVE DRIVEWAY PARKING**
- ▶ **THREE RECEPTION ROOMS**
- ▶ **16'9 X 14'1 CONSERVATORY**
- ▶ **BEDROOM ONE WITH EN-SUITE**
- ▶ **BEDROOM TWO WITH EN-SUITE**
- ▶ **16'10 X 10'9 ATTACHED GARAGE**

The accommodation comprises of three reception rooms, one of which was part of a double story extension and measures 28'3 x 15'3. The family room has a most impressive wood burner. The kitchen has been upgraded to an exceptional standard and includes double thickness granite work tops and adjoining granite breakfast table. All of the integrated appliances are Neff and include a steam oven, microwave and two individual ovens, an induction hob and separate two ring electric hob with overhead Miele extractor fan. In addition to this there is a built in Neff coffee machine, dishwasher and utility area. From the kitchen, is access to the rear of the garage and bi-fold doors opening to a 16'9 x 14'1 conservatory with views of the rear garden.

To the first floor there are four bedrooms, all of which are doubles. Bedroom two has the benefit of an en-suite shower room and is fitted with bespoke wardrobes, built from walnut wood. The stunning main bedroom suite with vaulted ceiling, is accessed via the spacious dressing room. The master suite forms part of the double storey extension and is a beautiful space and has a Juliet balcony overlooking the rear garden. A walk in wardrobe is the dividing wall between the bedroom and the 11'8 x 10'10 luxury en-suite bath and shower room.

Outside to the rear, the property overlooks an area of woodland. The garden is half laid to lawn and half patio. The garden faces south west.





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APPROX. GROSS INTERNAL FLOOR AREA 3069 SQ FT 285.1 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note - Our particulars are for guidance only 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. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. 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, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Horsham is a vibrant market town with great transport links. In fact, a survey by the Halifax revealed that Horsham is one of the top 20 places to live in Britain. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. Horsham has an impressive Art Centre and The Capitol has a theatre and two Cinema Screens. The Carfax markets offer local produce and there are various themed events throughout the year. Horsham Park has tennis courts, a swimming complex and gymnastics centre.

There is a wide selection of sport and leisure facilities for all ages to nearby Broadbridge Heath Leisure centre and within Horsham. West Street and Swan Walk offer comprehensive shopping and there is a John Lewis and Waitrose on Albion Way. Horsham has direct mainline train links to London, Gatwick Airport and the South Coast.

The property is ideally located for access to major routes to both Horsham, Cranleigh and Guildford as well as the nearby Farlington school for girls and makes an exceptional proposition for many buyers.

