

Smithbarn, Horsham, RH13 6EB.

Guide Price £850,000

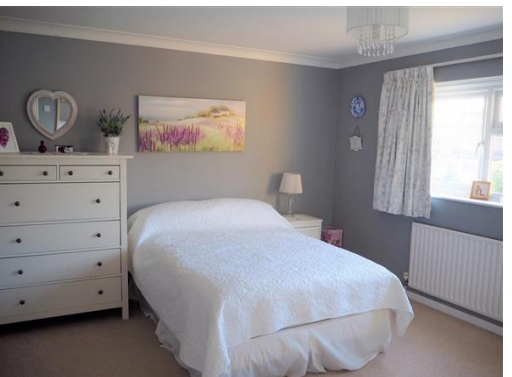
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At a glance

A substantial family home in a highly sought-after location. Versatile living space, beautiful secluded garden and five large bedrooms.

Style: Detached

Bedrooms: 5 **Reception Rooms:** 4 **Bathrooms:** 2

Council Tax Band: G

Likely Rental Amount: £2500 pcm

Property Description

LOCATION

Open House Horsham are delighted to bring to the market this exceptional, rarely available, 2900 sq ft family home in a highly sought after location. Situated within the catchment of the popular Heron Way primary school and Millais and Forest Secondary schools, this property is also only a 30 minute walk from Horsham town centre. Those keen on the countryside will be pleased to know that there is direct access from the garden out into St Leonards forest.

PROPERTY

This attractive property offers plenty of space and versatility to suit a growing family. It also offers open plan living with free-flowing rooms which can also be shut off when required. This is best demonstrated at the back of the house where the 21 ft stunning kitchen diner, family room and conservatory can be used as one large room which spans the width of the house or separated into 3 rooms using large glass doors. The 20 ft sitting room at the front of the property also leads into the conservatory at the back which can be opened up or separated. A formal dining room, utility, and two cloakrooms complete the downstairs accommodation. Upstairs are five large double bedrooms and family bathroom. The master bedroom benefits from an en-suite and walk-in dressing room.

OUTSIDE

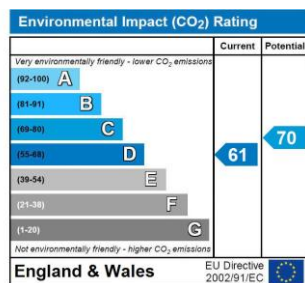
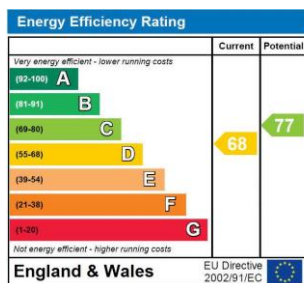
To the front of the property is a large paved driveway, with parking for at least 3 cars, leading to an integral double garage. There is also an area laid to lawn with shrub borders. The large secluded rear garden is mainly laid to lawn, there is a large patio area, summer house and access through the rear fence into St Leonards Forest.



Total area: approx. 272.4 sq. metres (2931.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating



Location, Location, Location

Stroll to: Tesco Express (0.8 mi) Horsham Station (1.1 mi) Town Centre (1.5 mi) Pavillions in the Park (1.2 mi) St Leonards Forest (50 m)

Drive to: A24 (2.2 mi) A264 (3 mi) A281 (0.9 mi) Gatwick Airport (16 mi)

Schools: Primary: Heron Way Secondary: Millais (Girls) Forest (Boys)