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Price Guide £1,150,000 Freehold

Maplehurst, 36 Rookwood Park, Horsham, West Sussex RH12 1UB
“In need of modernisation, a superb and substantial detached four bedroom/
three bathroom house built by Berkeley Homes and located on this
prestigious development with a 1/3 of an acre plot”. **EPC Band C**



COURTNEY GREEN

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MAPLEHURST, 36 ROOKWOOD PARK, HORSHAM, WEST SUSSEX RH12 1UB

A superb blank canvas, Maplehurst was built by Berkeley Homes in 1996 and is situated in this prestigious development on the Western margins of Horsham. Built to an exacting standard, these properties have concrete upper floors and feel much more solid than typical modern homes. Each individually conceived home has a large garden, this example being 1/3rd of an acre in total and there is a driveway/turning area leading to a detached double garage. The flexible accommodation is arranged over two floors and comprises a large partly vaulted entrance hall, living room, dining room, study, kitchen/breakfast room, utility room, conservator. Guest bedroom 2 with its en-suite shower room is also located on the ground floor. Upstairs, there are three large bedrooms, the principal suite with an en-suite bathroom and separate shower and the family bathroom also has separate shower. In our view there is scope to enlarge this property subject to the relevant consents and approvals being obtainable and there will be no onward chain.

The accommodation is as follows: -

Large covered **Storm Porch** with Quarry tiled step and light point and with security **Front Door** with leaded effect obscured side lights to the **Entrance Hall** With the staircase rising up to the First Floor Gallery and with a large Velux window to the front, under stairs area with radiator, smoke alarm, decorative cornice and plaster ceiling roses, heating thermostat, **Cloaks Cupboard** with door operated light, hanging rail with shelf. Doors to each room.

Cloakroom With a white WC, pedestal wash hand basin, radiator, tiled floors and partly tiled walls, obscured leaded effect front window, ceiling cornice and spotlights.

Kitchen/Breakfast Room In two defined areas with tiled flooring throughout, the **Kitchen** fitted in a solid Oak fronted range of eye and base level cupboards with matching wood lined drawers and with Oak trimmed worktops with inset composite sink unit with mixer tap and drainer, leaded effect front window integrated Miele dishwasher, eye level Siemens multifunction microwave with electric fan assisted oven below and large fridge with freezer compartment to the side, four plate ceramic Siemens hob with thermogenic extractor, fluorescent counter top lighting and adjustable spotlights, tiled splashbacks, telephone point, open to the **Breakfast Area** with space for table, two radiators, further spotlighting, coved ceiling, door to Conservatory, further door to

Utility Room with a continuation of the tiled flooring, security door to the side, base cupboard with worktop and sink unit, spaces for laundry appliances, wall hung British Gas replacement gas fired boiler providing heating and hot water with adjacent programmer, consumer unit, radiator, coving, spotlights.

Conservatory Of part brick and part UPVC construction with a pitched double glazed roof and with leaded effect top lights, two radiators, ceramic flooring, French doors and single door leading out to the garden, ceiling light point.

From the **Entrance Hall** double doors with bevelled glazing leads to the

Sitting Room with a brick and tile fireplace with gas coal effect fire, French doors with side lights and leaded effect rear window, two wall light points, two radiators, TV aerial points, corniced ceiling and two plastered ceiling roses.

Dining Room with a leaded effect rear window, radiator, dado rail, corniced ceiling, plastered ceiling rose and two wall light points.

Study With a leaded effect side window, radiator, plastered ceiling rose and ceiling rose, telephone point.

Guest Bedroom 2 With a leaded effect front window, radiator, TV aerial point, coving, door to **En-Suite Shower Room** Shower cubicle with exposed chrome fittings, WC and wash basin, floor tiling and some wall tiling, leaded effect obscured front window, radiator, shaver point, extractor fan and spotlights.

From the **Entrance Hall** the glamorous staircase rises to a **Galleried Landing** with large Velux window to the front and attractive sloping ceilings, radiator, corniced ceiling, two plastered ceiling roses, double wardrobe with access to the **Eaves** area, single wardrobe and airing cupboard housing the hot water cylinder with immersion heater and shelving. Doors to each room.

Principal Bedroom With attractive sloping ceilings and with a leaded effect front window, radiator, TV aerial point, His & Hers built in wardrobes, coving, door to **En-Suite Bathroom** With enclosed bath with mixer tap and hand held shower attachment, separate shower cubicle, low level WC and wash basin, radiator, obscured leaded effect side window, hatch to loft, some wall tiling, shaver point, spotlights and extractor fan.

Bedroom 2 Leaded effect rear window, interconnecting double wardrobes, coving.

Bedroom 3 With front and rear leaded effect dormer windows, two radiators, eaves store cupboard, coving.

Family Bathroom With bath set in tiled plinth, with chrome mixer tap and hand held shower and with separate shower cubicle, with Aqualisa thermostatic shower, pedestal wash hand basin and low level WC, shaver point, leaded effect obscured side window, radiator, spotlights, coving and extractor fan.

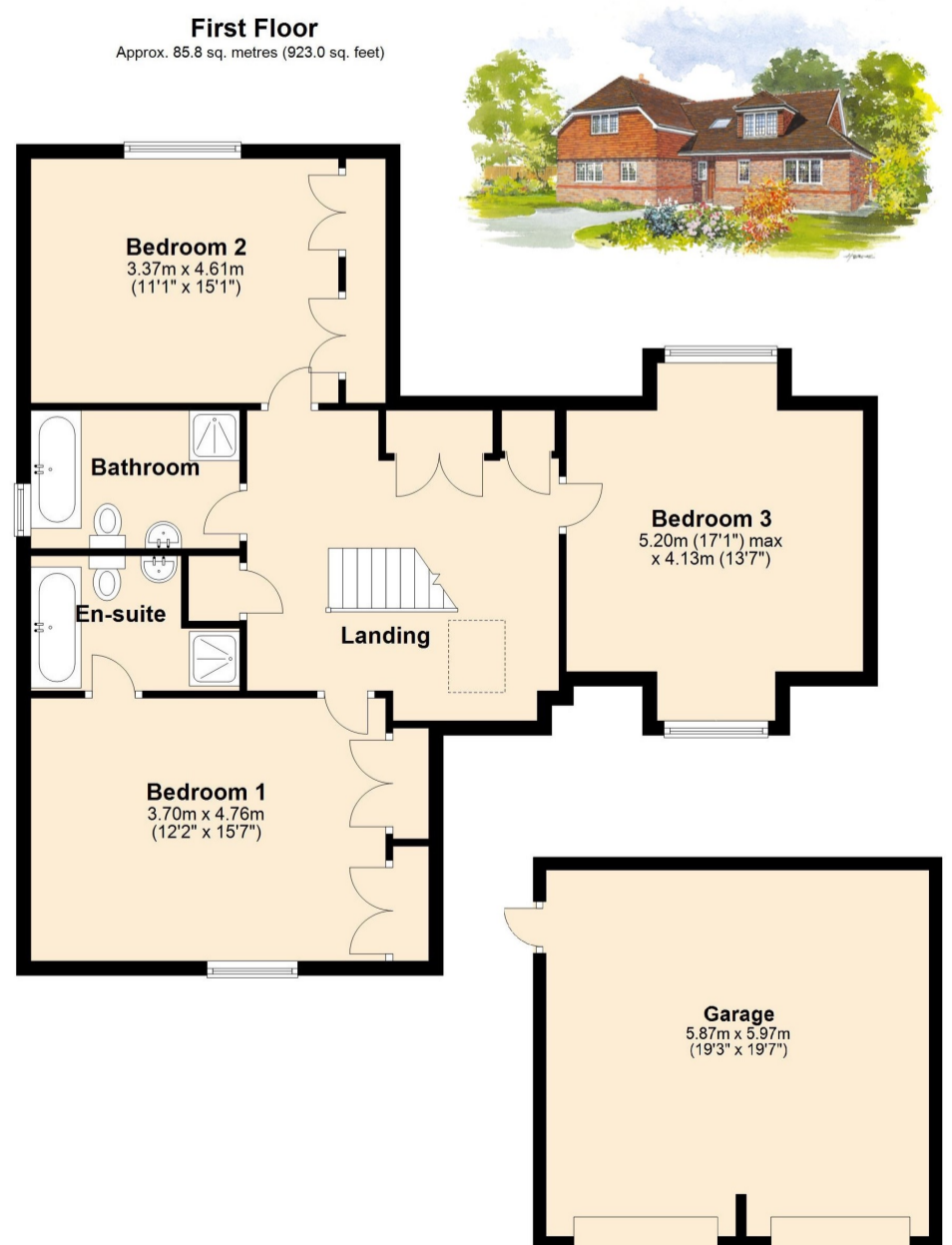
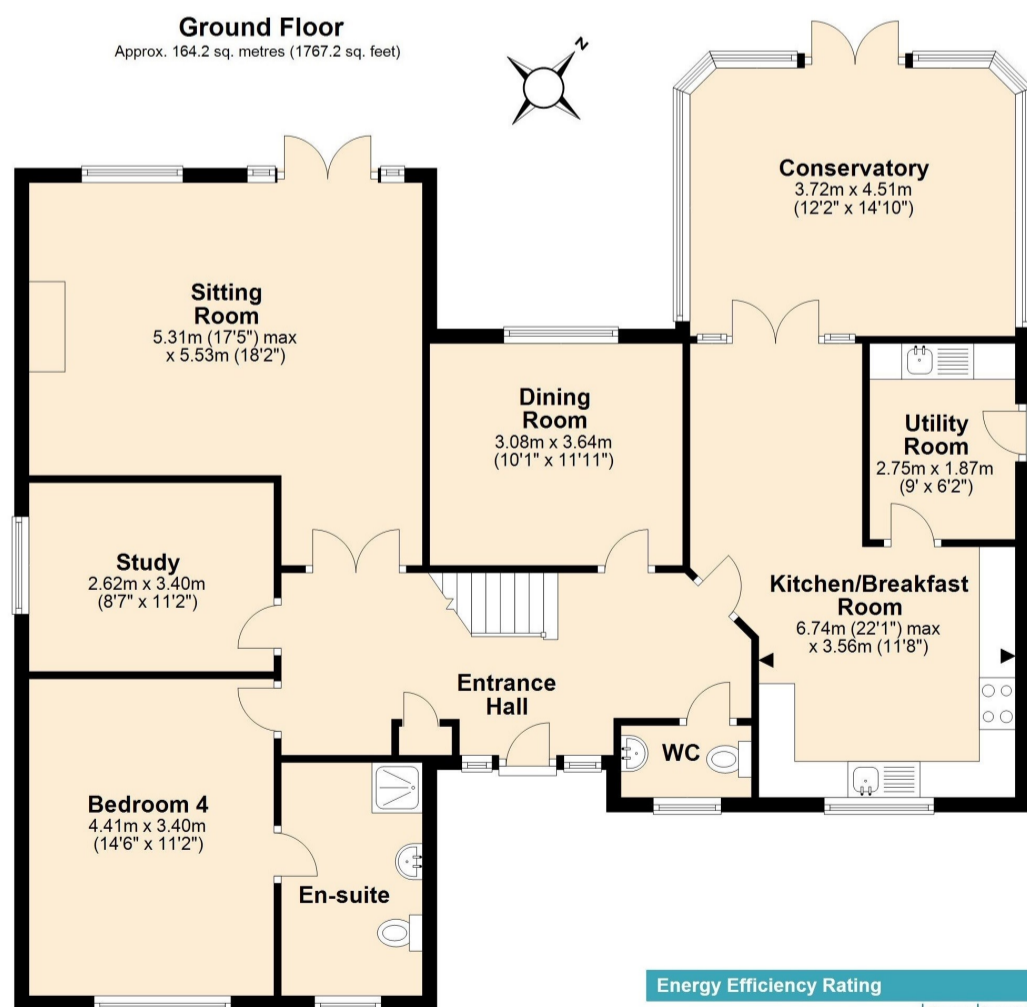
OUTSIDE

Gardens Surrounding the house are gardens which have been stripped back and the plot extends to about 1/3rd of an acre. A lawn leads around from the front/side to the rear and there are deep planting beds which need attention, but offer a hint of the former glory. The garden is enclosed by hedgerows with post and rail fencing beyond and there are a number of trees and large shrubs. Gravel drive/turning area which leads to

Detached Double Garage With two up and over doors to the front (one remote controlled and electrically operated), eaves storage area, light and power, glazed door.

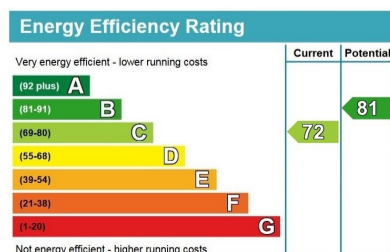
Estates Charge The properties are subject to an annual Estates Charge which approximately £624 for the current financial year.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Total area: approx. 249.9 sq. metres (2690.2 sq. feet)

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



MAPLEHURST

