



# Orchard Place

3a Courtlands, Southwater, West Sussex, RH13 9AD

Guide Price £1,175,000 Freehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent



# Orchard Place, 3a Courtlands, Southwater, West Sussex, RH13 9AD

Orchard Place is a superb, detached prestigious home. Built to Code 3 standard, the house has energy efficiency in its DNA with an energy efficient heating system comprising a wet under floor heating system on the ground floor with thermostatic controls, and individually controlled thermostatic radiators on the first floor. There are also sash double-glazed windows. The stunning bespoke kitchen is in solid walnut with quality appliances by A.E.G., Fisher & Paykel and Samsung. The contemporary fully tiled bathrooms feature sanitary ware by Porcelanosa and a beautiful selection of their porcelain tiles. The attention to detail is exceptional with CAT 6 wiring, numerous double socket brushed steel plated power, television and telephone points to every room and walnut solid internal doors. Internal inspections are invited, strictly by appointment with the vendors' sole agents, Courtney Green.

**Large Covered Entrance Porch** With stone pillars, Indian sandstone paving, two external lights, security Front Door with double-glazed top panels and obscured double-glazed side panel.

**Reception Hall** Extremely spacious with fitted coir door mat, security system alarm panel, staircase rising to the First Floor, solid walnut doors with stainless steel handles open to each room.

**Cloaks/Utility Room** With porcelain floor tiles, a range of walnut base cupboards under granite worktops with matching up-stands and under hung Blanco stainless steel sink with contemporary chrome mixer tap, integrated Electrolux Time Manager washing machine, dual temperature Zanussi tumble dryer, Porcelanosa NK dual flush w.c. with soft close lid, extractor fan, chrome towel rail, side aspect window, programmer for hot water control.

**Study** A generously sized working space with fitted desk and cabinetry by Hyperion, front aspect window, coat cupboard.

**Sitting Room** With a contemporary recessed gas fireplace, two side aspect windows and a pair of contemporary glazed sliding solid walnut doors opening to

**Stunning Open-Plan Kitchen/Breakfast and Family Room** This is a supremely flexible space that offers many options for its arrangement and is fully tiled with Porcelanosa designer tiles. With further walnut doors to the hallway and to the integral garage. The kitchen has been exclusively designed to offer a bespoke range of solid walnut-fronted eye and base level cabinets with contemporary stainless brushed steel handles and contrasting granite worktops with matching up-stands, including a generous breakfast bar, with feature barrel ended corner cupboards. With entertaining in mind, there is an extremely comprehensive range of quality high end appliances with many extras including an eye level A.E.G. Competence double oven/grill with multi-function microwave above, a separate feature Britannia cooking range with twin ovens, rotisserie, six plate gas hob with glass splashback and Luxair designer extractor hood with lighting above and nests of drawers to either side, Fisher and Paykel "dish drawer" dishwasher and further separate Electrolux dishwasher, Samsung digital inverter American style fridge/freezer with water dispenser, CDA wine chiller, professional rinse mixer tap with under-mounted Blanco stainless steel sink unit below with waste disposal unit, overhead spotlights and under unit contemporary lights, porcelain floor tiling with thermostatically controlled under floor heating opening directly to the **Family Room**. This room really has the "Wow" factor with a stunning double-glazed lantern roof and triple aspect with two pairs of double-glazed French doors leading to the side and rear terraces and walls of double-glazed windows to the rear and side, and overhead spotlights.

From the **Entrance Hall**, the staircase rises directly to the

**Large First Floor Landing** With two radiators, side aspect window, loft hatch with drop down ladder to loft space, boiler providing heating and domestic hot water with dual zone thermostat for the first floor. Solid walnut doors with contemporary stainless steel handles open to all rooms.

**Principal Bedroom Suite** Triple rear aspect window providing an attractive outlook, double and single wardrobes with walnut doors and sensor operated lights, media point, walnut door to the

**Principal En-Suite Bathroom** With polished porcelain wall tiles in a beautifully judged colourway, complementing the contemporary Porcelanosa sanitary ware including designer "2-in-1" bath with chrome mixer tap and extendable shower attachment, and separate oversized corner shower cubicle with rainfall shower head and handheld shower, mosaic shower wall tiling, semi-pedestal wash hand basin with mixer tap, close-coupled w.c. with soft-close seat, bi-fuel towel warmer, tiled floor, spot lighting, obscured front aspect window, sensor extractor fan.

**Guest Bedroom 2** With front aspect window, radiator, media point, walnut door to the

**En-suite Shower Room 2** With a luxurious contemporary style suite with a Coram Optima shower enclosure with glazed pivot door, rainfall shower head and hand shower attachment, vanity style wash hand basin with mixer tap, close coupled w.c. with soft close seat, fully tiled walls with tiled flooring, bi-fuel towel warmer, spot lighting, extractor fan, obscured side aspect window.

**Bedroom 3** With two double-glazed rear aspect windows enjoying the same attractive outlook as the principal bedroom, double built-in wardrobe with walnut doors and door operated lights, media point, radiator.

**Bedroom 4** With front aspect window, media point and radiator,

**Bedroom 5 / Dressing Room** Originally a fifth double bedroom, the current owners have commissioned a bespoke range of fitted open wardrobes, drawers and display shelving, with an inset dressing table to create this wonderful dressing room. There is a rear aspect window which enjoys the same attractive rear outlook, media point and radiator.

**Stunning Family Bathroom** With a well judged mixture of fully tiled textured Porcelanosa wall tiles and a beautiful bespoke suite of Porcelanosa "2-in-1" bath with drench head shower attachment over and extendable hand shower, bespoke glass shower screen, semi-pedestal wash hand basin with mixer tap, close coupled w.c. with soft close seat, porcelain floor tiling, chrome towel rail, spotlights, extractor fan.

## OUTSIDE

**Double Integral Garage** With two up-and-over doors to the front. Power points have been provided in the obvious positions for automation. Electricity consumer unit and control box, double-glazed door to the side, lighting and power, industrial foam tile flooring, walnut personal door back to the house.

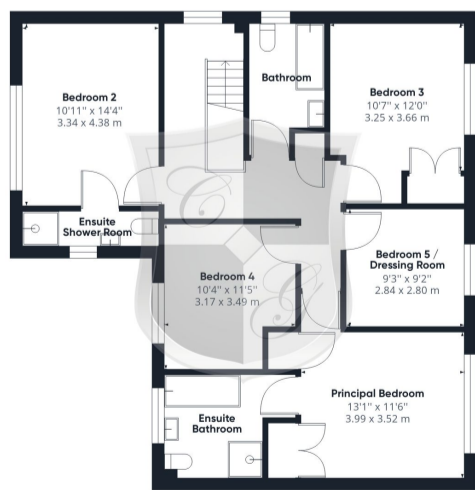
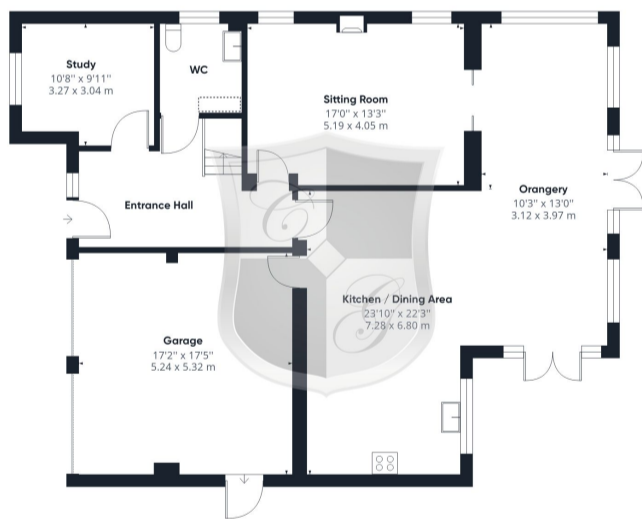
**The Gardens** This is a beautiful plot in an area of a former Orchard, as the house name suggests. The property is approached via a private road shared only with Courtwood House opposite, leading to the generous driveway and parking with turning area to the front of Orchard Place, which is tarmac bonded with a gravel finish. The lovely plot itself extends to just under a quarter of an acre, and comprises large areas of lawn with Indian sandstone pathways extending to each side, meeting at the rear where an Indian sandstone paved terrace runs to the full width of the house with outside sensor lights, 2 outside taps and outside power point. There are three fruit bearing trees, a large timber shed and a variety of established planting and further trees providing privacy.

**Council Tax Band - G**

## Agent's Notes:

- 1) The property is built to Code 3 for sustainable homes.
- 2) An Estates Charge of £670.58 (01/01/2023—31/12/2023) is payable for landscape maintenance of some communal areas and the private road in which the property is situated.

**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.



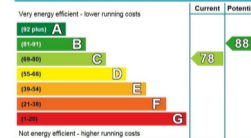
## Approximate total area<sup>(1)</sup>

2382.46 ft<sup>2</sup>  
221.34 m<sup>2</sup>

## Reduced headroom

3.56 ft<sup>2</sup>  
0.33 m<sup>2</sup>

## Energy Efficiency Rating



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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