



6 Ghyll Crescent
 Horsham, West Sussex, RH13 6BG
 Offers In Excess Of £750,000 Freehold



COURTNEY
 GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to offer for sale this exceptional four/five double bedroom family home set in a quiet cul-de-sac within in a highly desirable location being within the Heron Way, Millais and Forest schools catchments, and just over a mile from Horsham station and town centre. Perfectly positioned within the cul-de-sac, the property enjoys a superb south facing rural aspect to the rear with a degree of privacy that is so rarely seen this close to Horsham town. Arranged over three floors the accommodation in brief comprises a large entrance hall, cloakroom, coat room, study/bedroom 5 with a fantastic vaulted ceiling and bay window. Stairs rise to the upper level with four double bedrooms, a family bathroom and a luxury ensuite shower room to the principle bedroom. On the lower ground floor there is a well appointed kitchen/breakfast room which enjoys the sunny, southerly outlook of the wooded copse to the rear. There is a large separate dining room and a sitting room with bi-folding doors opening to the conservatory, which again makes the most of the delightful rear aspect. Outside, to the front of the property is a recently resurfaced driveway providing parking for multiple cars and accessing the double garage. To the rear is a secluded, south facing garden with a versatile outbuilding, covered seating area, an Indian sandstone patio and a large area laid to lawn. Viewings are strongly recommended to appreciate this properties finer details.

The accommodation is as follows: -

Entrance Hall A bright and open space owing to the vaulted ceiling with doors to the cloakroom, study/bedroom 5, coat room. Two radiators and stairs rising to the upper floor and stepping down to the lower ground floor.

Study/Bedroom 5 This charming room is full of character with a bay fronted window, clad vaulted ceiling, parquet flooring and wall mounted radiator.

Cloakroom With low level w.c, vanity unit wash hand basin with chrome mixer tap, radiator, floor to ceiling tiling, tiled floor and port hole window.

Kitchen / Breakfast Room The modern fitted kitchen comprise a range of eye and base level cabinets with complementing worktops extending to create a breakfast bar, tiled splashbacks, glass fronted display cabinets, inset stainless steel double sink with drainer and mixer tap, space and plumbing for washing machine and dishwasher, Kenwood cooker with four burner electric hob and extractor hood above, space for American style fridge/freezer with fitted cabinet surround, rear aspect window, tiled flooring and side door to garden.

Dining Room A large dining room with LVT flooring, rear aspect window, wall mounted radiator. And glazed doors opening to the kitchen and living room.

Sitting Room With high level side aspect window, attractive brick fire surround, wall mounted radiator and bi-fold doors opening to the conservatory.

Conservatory Of part brick wall construction with power, lighting, heating and opaque ceiling panels making this room a fantastic extension of the sitting room and a useable space all year round.

From the **Entrance Hall** stairs rise to the **First Floor Landing** with large airing cupboard housing hot water tank, radiator and doors to all rooms.

Principal Bedroom With rear aspect window, full width fitted wardrobes, wall mounted radiator and door to the

En-suite Shower Room A luxury ensuite shower room with walk in corner shower, rainfall shower head, low level w.c, wall hung wash hand basin with mixer tap and mirrored cabinet above, heated towel rail, floor to ceiling tiling, tiled floor, side aspect window and spot lighting.

Bedroom 2 With rear aspect window, wall mounted radiator, double fitted wardrobe and loft hatch accessing the boarded loft space/

Bedroom 3 With rear aspect window, wall mounted radiator and double fitted wardrobe.

Bedroom 4 With front aspect bay fronted window, wall mounted radiator and spotlighting.

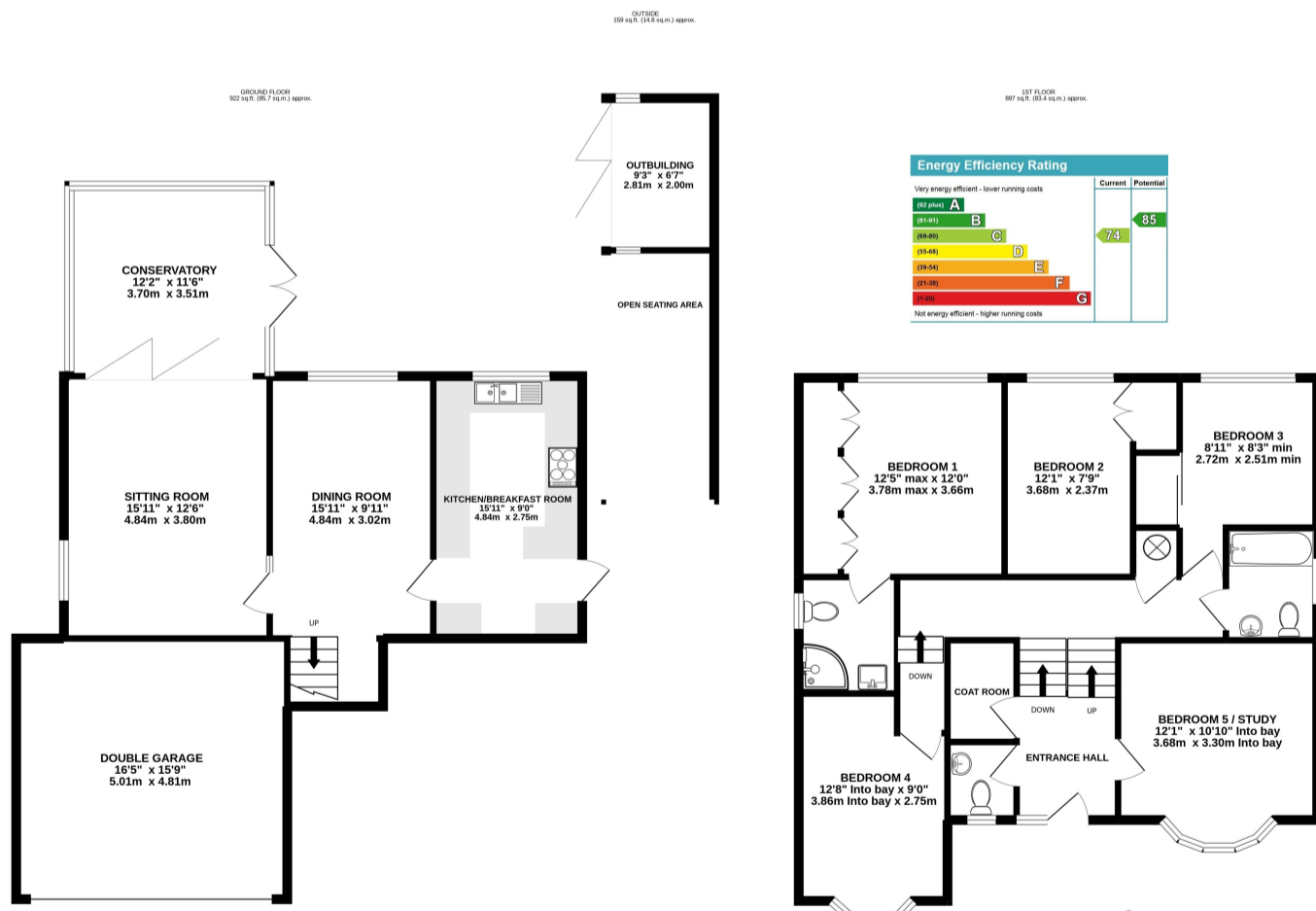
OUTSIDE

To the front there is a large driveway which has recently been resurfaced with tarmac and a block paved border, there are porcelain steps rising to the front door and a side access gate providing access to the rear garden. The rear garden really has to be seen to be appreciated. Stepping down in tiers, the first providing a perfect entertaining space with Indian sandstone patio, a large area laid to lawn and an attractive retaining brick wall with steps down to the lower levels. Stepping down through the mature planting, the lower level opens up to what is now a blank canvas, ready for the next owner to put their stamp on. To the rear is a recently completed and highly versatile outbuilding which has been finished to a wonderful specification with an extended open seating area, inset spot lighting, bi-fold doors and dual aspect windows.

Double Garage With powered up-and-over door, lighting, power and plumbing for washing machine.

Council Tax Band G

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.



TOTAL FLOOR AREA : 1979 sq.ft. (183.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 shown have not been tested and no guarantee as to their operability or efficiency can be given.
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