



November 2023



15 Guildford Road
Horsham, West Sussex, RH12 1LU
Guide Price £1,195,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to have been favoured to sell this stunning Arts and Crafts style home, built by renowned local builder Etheridge and Sons in the 1930's, and having been the subject of recent enlargement and improvements. This includes a breathtaking newly fitted kitchen/family/dining room with island unit and superb natural light coming in through skylights. There is a large and welcoming entrance hall, living room, t.v. room/snug, walk through pantry, study and utility/cloakroom. Upstairs, there are five large bedrooms, the principal bedroom has its own ensuite and there is a family bathroom. The house is beautifully presented and has gas fired heating to radiators and recent double glazing which is in keeping with the character of the house. Externally, there is a generous driveway for vehicles and the South facing rear garden enjoys a great degree of privacy and extends to over 100'. This is a rare opportunity indeed, to acquire a "forever home" and viewings are very strongly recommended.

The accommodation is as follows: -

Covered porch with feature arch, quarry tiling, leaded double glazed **Front Door** to

Entrance Hall Dark wood effect bamboo flooring, radiator, understairs cupboard.

Utility/Cloakroom Frosted double glazed rear aspect. Vanity unit with inset wash hand basin having chromium mixer tap, back to wall w.c. with dual flush, cupboard under, mirror cabinet, work top surface with space for appliances under, eye level cupboards, chromium towel warmer.

Sitting Room Leaded double glazed bay front aspect and double glazed rear aspect with French doors to the rear garden. Centrally located chimney breast with Oak mantle and inset solid fuel fire, two radiators, two wall lights.

T.V. Room/Snug Leaded double glazed bay front aspect, corner chimney breast with inset solid fuel fire, radiator, wood effect flooring.

Kitchen/Family/Dining Room Double glazed rear aspect and French doors to the side. Slate effect Karndean flooring throughout, extensive range of base and wall mounted cupboards and drawers in high gloss cream finish with complimenting grey marble work top surfaces and upstands with inset Franke one and a half bowl stainless steel sink having chromium mono bloc tap and routed drainer, Rangemaster gas stove with 5 gas rings, twin oven and plate warmer, purple glass splashback and filter hood over, LED pelmet lighting, Neff fridge and freezer, integrated Baumatic dishwasher, pull out refuse drawer, central marble topped island with circular oak breakfast bar, inset stainless steel Franke sink with chromium monobloc tap and Insinkerator waste disposal and hot and cold filtered water tap, wine cooler, downlighting and pendant spotlights.

Utility Fitted with a range of base and wall mounted cupboards and drawers with complimenting work top surfaces, wall mounted Vaillant gas fired boiler, shelving and tile effect flooring.

Study Leaded double glazed front aspect, radiator, wood effect laminate flooring.

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

First Floor Landing with leaded double glazed front aspect, radiator, loft hatch with drop down ladder to loft space, cupboard housing pressurised hot water cylinder. **Inner landing** and door to

Principle Bedroom Suite Comprising **Bedroom** with leaded double glazed front aspect, Sharps furniture incorporating a wide range of cupboards with hanging rails and shelves, matching shelf units, wood effect laminate flooring. **Bath/Shower Room** Frosted double glazed rear aspect. Fitted with a white suite comprising a panelled bath with mixer tap and hand shower, low level WC, oversized shower cubicle with Aqualisa quartz chromium thermostatic shower control, wall bracket and hand shower and overhead drencher unit. Tiled walls with mosaic tiled relief, vanity unit with inset wash hand basin, chromium mixer tap, cupboard under, mirrored cabinet, chromium towel warmer, wall mirror, tile effect flooring.

Bedroom 2 Leaded double glazed front aspect, triple width mirror fronted wardrobe cupboards with sliding doors, radiator.

Bedroom 3 Leaded double glazed front aspect, radiator, double width louvre fronted wardrobe cupboard.

Bedroom 4 Double glazed rear aspect overlooking the rear garden, radiator.

Bedroom 5 Double glazed rear aspect overlooking the rear garden, radiator, wood effect laminate flooring.

Shower Room Frosted double glazed rear aspect, vanity shelf housing a rectangular wash hand basin with chromium mixer taps, back to wall WC with dual flush and cupboard under, matching cabinet with recessed mirror and shelf, oversized shower cubical with Aqualisa quartz chromium thermostatic shower control, wall bracket, hand shower and overhead drencher unit, chromium towel warmer, tiled walls, downlighter.

OUTSIDE

The property is approached via a tarmac driveway leading to twin wrought iron gates with post and rail fencing either side, opening to wide shingled driveway providing off road parking for several cars and having tall hedgerow borders either side. Gated side access leads to a covered storage area with opens to the

South Facing Rear Garden About 100' and being divided into two sections, a formal garden with a raised full width terrace having porcelain tiling, outside lighting, rendered walls with flower bedding and steps to extensive lawn with timber decking with balustrade and pergola, designed for entertaining with twin electrical socket and space for BBQ's etc. A shingle path with flower and shrub borders lead to a further paved patio and seating area. A **Timber Garden Room** currently used as a gym with power and light and electric heater. Sturdy trellis work with mature Wisteria and hedging opens up to a rear section of garden which is laid to lawn with flower and shrub borders, raised vegetable beds, greenhouse and timber garden shed. The garden is of a good length overall and enjoys a high degree of privacy and seclusion.

Council Tax Band— G

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.

