



Farthings

Wimblehurst Road, Horsham, West Sussex, RH12 2EA
Guide Price £1,100,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

Farthings, Wimblehurst Road, Horsham, West Sussex, RH12 2EA

Farthings was originally built for a Director of Hoad and Taylor in the 1960's. The current owners have extensively remodelled the ground floor for more contemporary use and there is scope to build above the extension (subject to consents and permissions being obtainable). Arranged over two floors, the house comprises a large and welcoming entrance hall, ground floor bedroom 4/study with shower room, a magnificent living room with log burner and extensive windows and doors over the garden, and opens into the stunning bespoke kitchen by Park House Kitchens of Slinfold, with an electric Aga, some additional Miele appliances, a boiling water tap and a large island. On the first floor, there are three bedrooms, the principal bedroom has a walk-in dressing room and there is also a luxurious bathroom. The high specification and attention to detail sit well with the original design of the property, with large windows affording bright rooms throughout. There is a generous driveway leading to a garage and a most splendid, predominantly walled garden which is large and completely secluded, surprising in such an urban setting and has a stunning bespoke garden room. Viewings are highly recommended with the vendors sole agent, Courtney Green.

The accommodation is as follows: -

Large Oak Framed Porch With brick pillars and outside lighting, Oak front door with glazed panel to the

Entrance Hall A bright and welcoming space with fitted doormat and large format porcelain floor tiles, three front aspect windows, staircase rising to the first floor, radiator, LED spotlighting, doors with chrome fittings to each room.

Laundry Room With a continuation of the large format porcelain flooring, eye and base level handleless storage cupboards with worktops and inset sink unit with glass splashbacks, space for laundry and further appliances, spotlights.

Shower Room This beautiful suite gives the study the option of being used as a bedroom and consists of a low entry shower tray with glazed fixed screen and chrome exposed shower pipe with overhead drencher and hand shower, wash basin with mixer tap and cupboard below, low level WC, large format porcelain tiles, mirrors, towel ladder and LED spotlights, extractor.

Bedroom 4/Study Currently used as a dining room with a front aspect window with radiator below, LED spotlights, telephone master socket.

Stunning Interconnecting Sitting Room and Kitchen/Diner In two defined areas but open between. The **Sitting Room** of bold proportions with extensive fitted shelving with cabinets below and central fireplace with contemporary log burner with Oak mantel piece and slate hearth, radiator, LED spotlighting open to the **Kitchen/Diner** This fabulous space is also in two zones. The **Kitchen** with a beautifully judged range of cabinetry by Park House of Slinfold in a two tone scheme with a large island unit with marble worktop with routed drainer, boiling water tap above under hung sink and with numerous drawers and pull outs and a Neff dishwasher with soft close drawers on both sides. The main cooking area features the white and black electric Aga with its twin plates, chrome adornments and set in a mosaic tiled recess with lighting and extractor also with Oak over mantle, further Corian worktops with separate Miele induction hob and fitted trivets with matching Miele combination microwave below, additional drawers and glazed dresser type cupboard with drawers below, space for breakfast table with adjacent integrated Miele fridge and freezer and pantry cupboard with pull out storage drawers, this in turn opens to a large **Dining Area**, radiator. Between the two rooms there are French doors and tilt/opening windows onto the large terrace and the beautiful garden and there is a separate side door with glazing looking out to a kitchen garden. Throughout there are a myriad of LED spotlights and kick space lighting.

A further door leads out to the hallway with an understairs recess and fuse cupboard. The staircase with its glass balustrade and hard wood handrail rises to the

First Floor Landing Glass and Oak balustrade, two front aspect windows with quarry tiled sills, hatch to loft with ladder/light, radiator, smoke alarm, doors with chrome fittings to each room.

Principal Bedroom With a lovely view out over the stunning rear garden, quarry tiled window sill and radiator, LED spotlights, glazed and etched door to **Walk In Dressing Room** With fitted hanging rails, front aspect window with quarry tiled sill, radiator, LED spotlighting.

Bedroom 2 Also looking out over the rear garden, quarry tiled window sill, radiator, LED spotlighting, double built in wardrobe.

Bedroom 3 With a beautiful outlook also over the rear garden, quarry tiled window sill, radiator, double built in wardrobe, LED spotlighting.

Bathroom With a stunning white suite of Whirlpool bath with combined overflow bath filler and with over bath chrome shower, low level WC with concealed cistern, push button flush and with glazed shelving above, pedestal wash hand basin, fully tiled walls with feature Fuchsia pink relief, obscured front window with matching acrylic window sill, Karndean flooring.

OUTSIDE

To the **Front** of the property, a five-bar gate leads to the driveway parking/turning area, neatly edged with paviours and with an attractive established hedgerow and wall to the front and one side. A double gate leads to the right hand side where there are two externally accessed cupboards, one housing the pressurised hot water cylinder one housing the Worcester Bosch condensing gas fired boiler.

Garage With Oak double doors, three windows to the side, light and power.

The Rear Garden To the side is a kitchen garden with paving and a brick planter, gravelled seating area with Olive tree. A full width paved patio sits just above the lawn and provides a vantage point over the garden. A step leads down to a lawn interspersed by deep flower and shrub beds and a resin bonded pathway leads down to a post and rail divide where there are further areas of lawn, deep planting beds, numerous trees, shrubs and a further rear planting area with mature trees. The garden is enclosed by both sides by old brick walls with fencing to the rear and there is lighting and a tap. The garden extends to approximately 220ft and enjoys a very high degree of privacy and seclusion.

Bespoke Garden Room This could work for anyone needing to work from home but might be further utilised subject to appropriate uses being allowed. The main area features a high ceiling with LED spotlighting, French doors with fitted doormat and further windows front and side, electric programmable heating radiators, Kitchenette with boiling water tap, Oak door to Store area with LED lighting, further Oak door to Shower cubicle with electric independent shower and extractor fan.

Council Tax Band— E

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