



Katrine House,
 46 Churchill Way, Broadbridge Heath, West Sussex, RH12 3TZ
 Guide Price £875,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

46 Churchill Way, Broadbridge Heath, West Sussex, RH12 3TZ

This stunning three-storey Colonial style home forms part of the revered St. Irvyne's development by Countryside Homes, and is built to their Wentworth design. With contemporary accommodation over three floors comprising a large and welcoming entrance hall, wonderfully bright and airy kitchen/family/dining room with Smeg appliances and quad French doors, large laundry room extension and a smart principal reception room with log burner. On the first floor is the emperor size principal bedroom with dressing area and beautiful en-suite bathroom with separate shower, two further bedrooms and family bathroom. On the second floor are two further double bedrooms and a shower room. The house is beautifully presented and maintained and has many high end touches including luxurious sanitary ware and tiling, and is situated on the quiet Westerly fringe of the development with access to footpaths and bridle paths leading up and down the River Arun. The garden is wide and landscaped and there is a double driveway and double garage. Viewings are considered essential to fully appreciate its finer qualities and can be arranged directly with the vendors' sole agents, Courtney Green.

The accommodation is as follows:-

Large covered entrance area with light and low entry security front door with obscured spy glass **Entrance Hall** With fitted doormat, Amtico flooring, radiator, spotlights, smoke alarm, contemporary cornice, heating control, telephone point, understairs cupboard with coats hanging space, electricity consumer unit and meter, media point. Oak glazed double doors to the

Sitting Room A superb triple aspect room with windows to the front and either side of the limestone and slate fireplace with Stovax log burner, two radiators, TV aerial point, telephone point, contemporary cornicing, two ceiling light points.

From the **Entrance Hall** a further pair of glazed Oak doors leads to the

Kitchen/Family/Dining Room In three defined areas, the **Kitchen** in a high quality German range of eye and base level cabinets with contrasting white quartz worktops with matching up-stands and peninsular bar, under hung 1/2 bowl sink with chrome mixer tap and pull out rinser, two mirror fronted Smeg multi function ovens, five plate ceramic hob with glass splashback and Elica extraction light, eye level mirror fronted Smeg microwave, Smeg full height fridge, separate drawer freezer and dishwasher, LED countertop/spotlighting, large format porcelain floor tiles open to Amtico flooring and the **Family/Dining Room** with a large lantern roof, four pairs of French doors out to the garden, two side windows, two radiators, telephone point, contemporary coving. The peninsula breakfast bar has space to sit adjacent to a spacious Caple wine cooler. Oak door to

Laundry Room With an extensive range of easy clean handleless eye and base level cupboards with worktops and inset composite sink unit with mixer tap and window above, appliance space and plumbing for laundry appliances, laminate flooring with electric underfloor heating, electric towel warmer, rear door, door to the Double Integral Garage.

Downstairs Cloakroom Large format porcelain floor and wall tiles, WC with Grohe push button flush, wash basin with mixer tap and cubbie below, fitted mirror, radiator, side window and extractor fan and LED spotlighting.

From the **Entrance Hall** the Oak framed staircase with carpeted treads rises and turns to the

First Floor Landing With radiator, smoke alarm, cupboard housing the pressurised Heatrae Sadia hot water cylinder with immersion heater and shelf, Oak doors to each room.

Principal Bedroom Suite With a generous **Dressing Area** with two double wardrobes, two rear windows, radiator and plenty of space for sofa or desk, open to the **Principal Bedroom** which has a sloping ceiling to the front with a dormer and two Velux skylights with fitted blinds, double wardrobe and store cupboard, heating control, door to **Luxurious En-Suite Bathroom** Double-ended bath with Vado combined overflow/filler and chrome tap/diverter with hand shower, separate oversized shower with exposed chrome fittings and glazed sliding door, twin Roca basins with storage cubbies below and mirrors above, WC with concealed cistern and Grohe flush, large format porcelain floor tiles and wall tiles, obscured rear window with tiled sill, radiator, shaver point, LED spotlights and extractor fan.

Bedroom 4 With a front aspect window, radiator, digital thermostat, telephone point.

Bedroom 5 With a front aspect window, radiator, telephone point, useful recess.

Family Bathroom Double-ended bath with Vado combined overflow/filler with chrome taps/diverter with hand shower, Roca basin with storage cubbie below and mirror above, glass shelved niche with spotlight above, WC with concealed cistern and Grohe flush, large format porcelain floor and wall tiles, obscured rear window with tiled sill, chrome towel warmer, shaver point, LED spotlights and extractor fan.

From the First Floor Landing the Oak framed carpeted staircase rises past a 3/4 landing with window to the front to the

Second Floor Landing Hatch to the loft and smoke alarm, Oak doors to

Bedroom 2 Rear dormer window, radiator, TV aerial point, gently sloping ceiling.

Bedroom 3 Rear dormer window, radiator, TV aerial point, gently sloping ceiling.

Shower Room Luxurious white suite of oversized shower with glazed sliding door, chrome fittings, Roca basin with cubbie below, WC with concealed cistern and Grohe flush, chrome towel warmer, large format porcelain floor tiles, matching wall tiles and shaver point, LED spotlights and Velux skylight window.

OUTSIDE

To the front of the house are two areas of lawn divided by a paved pathway with a picket fence to the front and a rose covered porch. To the left is driveway parking for two large vehicles and a gated side access with motion sensing security light provides access to the

Rear Garden. This wide area has a large terrace adjacent to the house and an area of lawn with well stocked and established borders and lovely Virginia Creeper. Outside light points, low entry door ways for mobility access, outside water tap.

Double Garage With two up and over doors to the front, personal door to the house, gas meter box, light and power.

Service Charge—£344 per annum

Council Tax Band - G

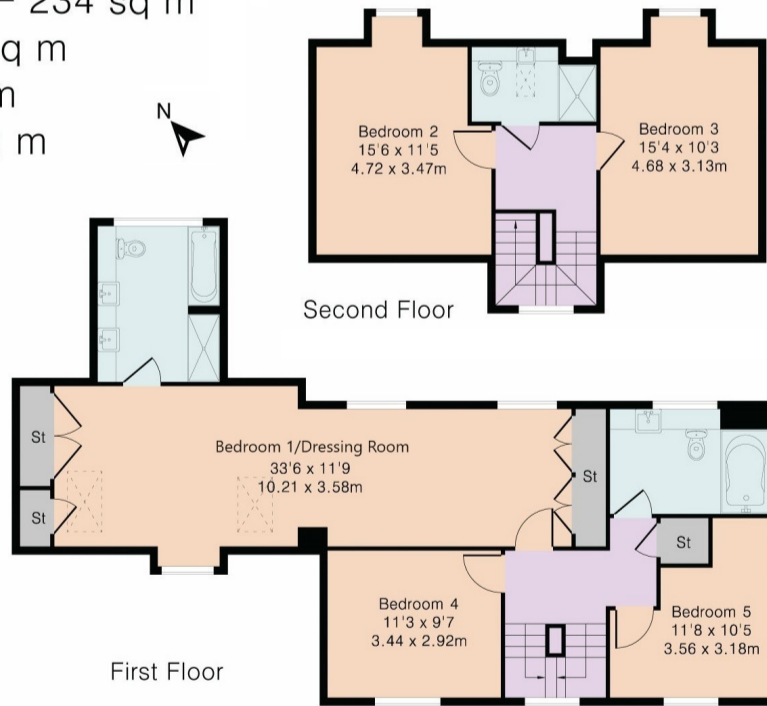
Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Approximate Gross Internal Area 2515 sq ft – 234 sq m

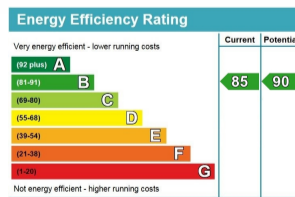
Ground Floor Area 1260 sq ft – 117 sq m

First Floor Area 834 sq ft – 78 sq m

Second Floor Area 421 sq ft – 39 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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