



Boxgrove House Farthings Walk Farthings Hill, Horsham

Guide Price £1,100,000

Boxgrove House Farthings Walk Farthings Hill

Horsham, Horsham

This stunning and well-presented five bedroom executive family home is situated within a discreet position on the West side of Horsham offering access to nearby schools, Horsham town centre, the mainline train station and commuter routes to the capital. As well as having a generous garden within a corner plot, this property is also ideally located for access to nearby countryside and has a high specification having being built by Berkerley homes in 2011.

To the ground floor, the impressive reception hallway welcomes you and leads into the main sitting room which centres around a working fireplace. There is quality strip wood flooring running throughout and a double aspect providing a light and airy atmosphere with double doors opening directly onto the rear garden terrace. The kitchen/breakfast/family room provides the ideal social hub for this family home and has two sets of double doors opening onto the rear garden. The kitchen has a bespoke finish with a range of wall and base cabinets complimented with Quartz work surfaces. There is space for a range style cooker with a stainless extractor hood as well as space for a USA style fridge/freezer and further integrated appliances. There is also a sit up breakfast bar and tiled flooring runs throughout which also benefits from underfloor heating. The separate dining room enjoys views over the rear garden. Also of note to the ground floor is a cloakroom and utility/boot room.



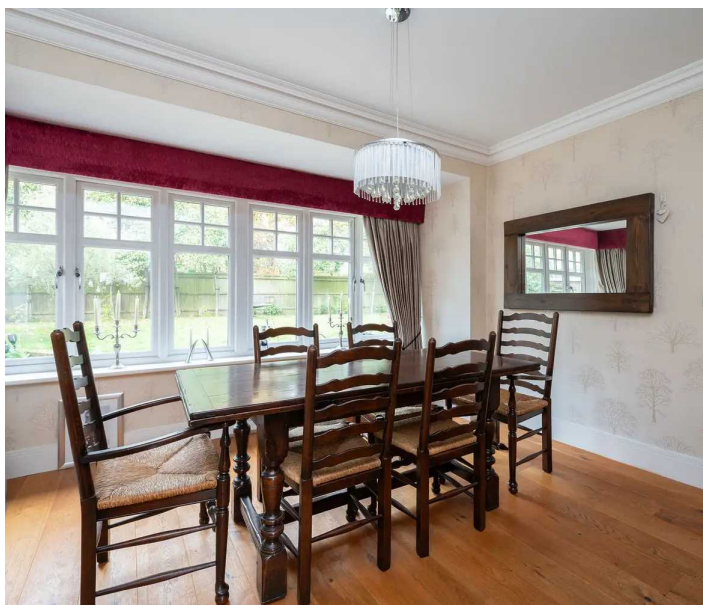
The turning staircase leads to the first floor part-galleried landing - the main bedroom has a selection of fitted wardrobe space as well as a generous en-suite bathroom with a walk-in shower, separate bath, wash hand basin and a low-level WC, featuring Villeroy and Boch bathroom-ware and quality Vado chrome fittings. The family bathroom, as well as the further en-suite within bedroom two follow a similar specification and completing the first floor are three further bedrooms, all of decent proportions.

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downlink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





Boxgrove House, Farthings Walk, RH12

Approximate Gross Internal Area = 200 sq m / 2154 sq ft

Approximate Garage Internal Area = 34 sq m / 370 sq ft

Approximate Total Internal Area = 234 sq m / 2524 sq ft

(excludes restricted head height)



Ground Floor



First Floor

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