



11 Shoubridge Way, Southwater

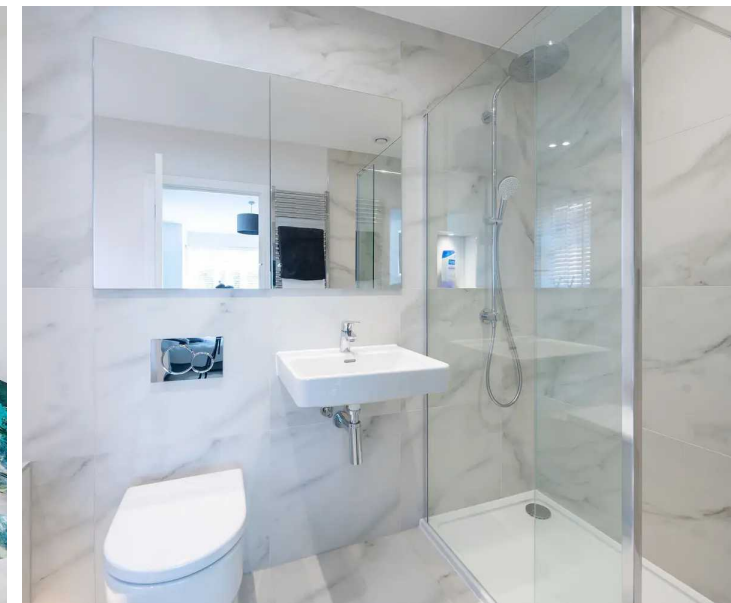
Guide Price **£925,000**

11 Shoubridge Way

Southwater, Horsham

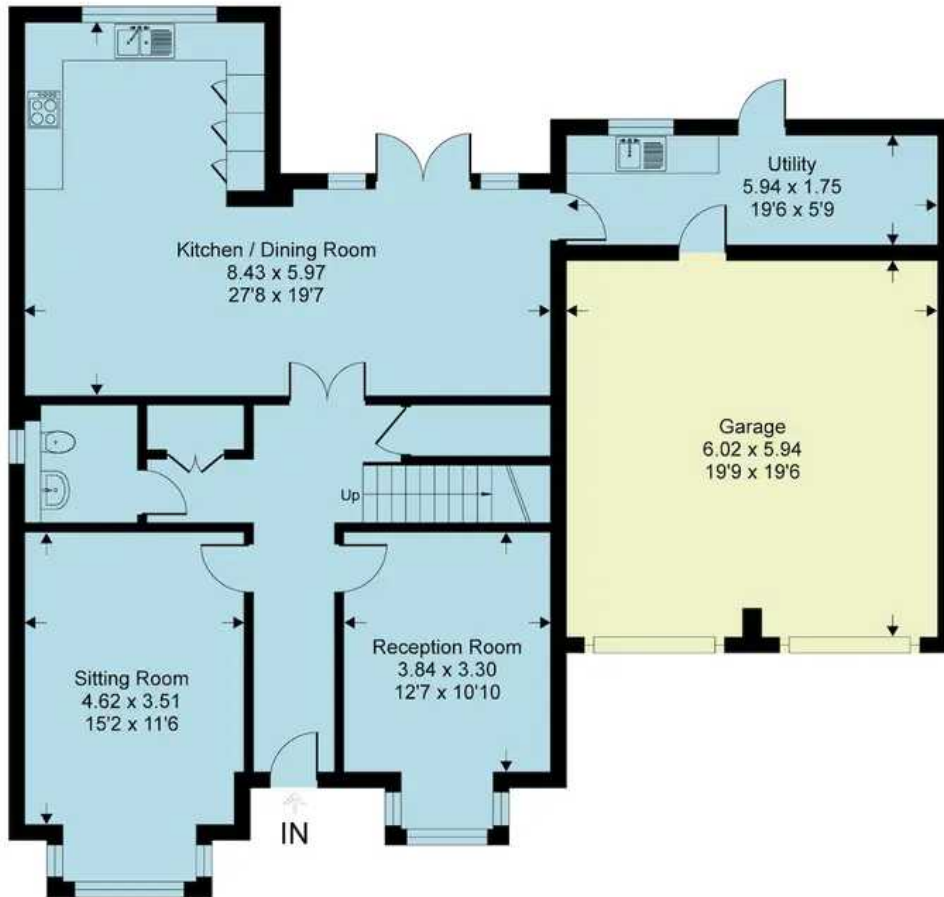
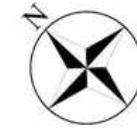
This well presented, five bedroom three bathroom detached family home built by Berkeley homes offers a super blend of living and bedroom space arranged over two floors and totals approx.. 2841 Sq.ft. It has the benefit of double garaging and is offered in a location that is nearby to the Downs Link trail, Southwater country Park, a selection of well regarded local schools and commuter routes to the capital.

To the ground floor; the reception hallway welcomes you and lead into the main sitting room which enjoys a box bay to the front aspect of the property providing a light and airy feel, there is a further reception room to the front aspect that also has a box bay window and is ideal as a separate dining room or a second family room. The main social hub of this family Home is the open plan kitchen/dining/family room which enjoys double doors opening out onto the garden terrace, there is ample space for a sitting room/dining room set up. The Kitchen has been beautifully finished and there is a high specification that includes a range of cabinets with complementing work surfaces running through, there is the clever use of LED lighting and a selection of AEG integrated appliances. Also of note to the ground floor is a separate utility room with direct access to the double garage, a cloakroom and ample cupboard storage space.



Shoubridge Way, RH13

Approximate Gross Internal Area = 228 sq m / 2456 sq ft
Approximate Garage Internal Area = 36 sq m / 385 sq ft
Approximate Total Internal Area = 264 sq m / 2841 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.





To the first floor; the main bedroom suite is of very generous proportions and has an aspect to the front of the property along with a large en-suite bathroom which has a large walk-in shower, a separate bath, a low level WC and a wash hand basin; all finished with quality chrome fittings, there is also the benefit of an adjoining dressing room. The second bedroom also offers very generous proportions and has an equally impressive en-suite bathroom plus a walk-in dressing room. Three further bedrooms and an equally high specification family bathroom complete the first floor.

The property has driveway parking for several vehicles and leads to the double garage which has up and over doors, power and lighting. The front garden is laid to lawn and has a selection of beds with shrubs and planting, a sandstone pathway leads to the covered storm porch. The rear garden is mainly laid to a level lawn and has a selection of beds with shrubs and planting, there is a patio terrace area which is ideal for our fresco dining within the summer months and also benefits from an electrically operated awning to provide shelter and shade.

The village of Southwater has much to offer, including Lintot Square with a variety of local businesses including a Co-op, hairdressers, restaurant and café. Southwater also boasts a number of public houses and a large doctors' surgery. Regular bus services run to Horsham town centre with its great transport links to London and the South Coast plus excellent educational facilities. Additionally, there are two very good junior schools in Southwater, Castlewood and the Southwater Academy. There is also Southwater Country Park, featuring a lake, dinosaur theme play park and café as well as access to Downs link providing routes to Guilford and Shoreham.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.