



7 Eames View, Southwater

Guide Price £950,000

7 Eames View

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.. 2846 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 , second family room or office#. 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. 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.

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.







7 Eames View, Southwater, Horsham, RH13 9FE

Approximate Area = 2354 sq ft / 218.6 sq m

Limited Use Area(s) = 92 sq ft / 8.5 sq m

Garage = 400 sq ft / 37.1 sq m

Total = 2846 sq ft / 264.2 sq m

For identification only - Not to scale



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.

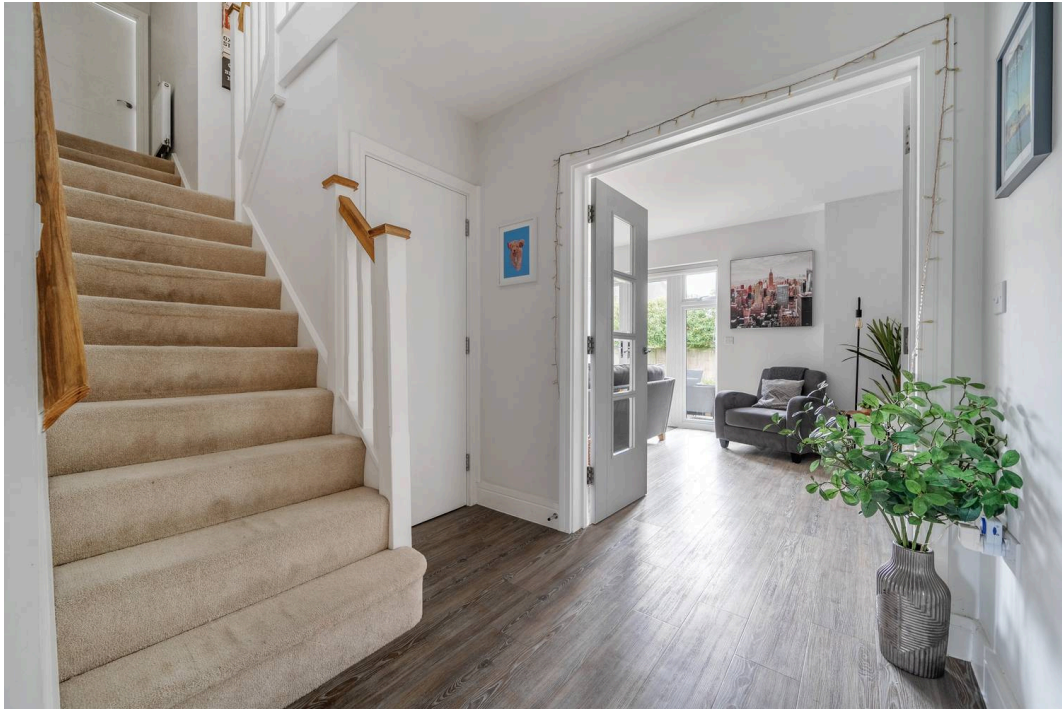
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Henry Adams – Horsham

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