



Kedleston House, Worthing Road

Guide Price £625,000

Kedleston House

Worthing Road, Horsham

This three bedroom, three bathroom detached home offers a superb blend of living and bedroom space arranged over two floors with generous accommodation alongside driveway parking, a garage and it is offered with no ongoing chain. To the ground floor; the reception hallway, which has good under stairs storage, welcomes you and leads into the generously-sized main sitting room which has a front and rear aspect with sliding doors leading out to the conservatory/garden room. Further living space includes a separate dining room with an aspect of the front of the property as well as a kitchen/breakfast room. There is a sit up breakfast bar and a selection of integrated appliances, as well as a separate utility room with a convenient direct access to the rear garden. Also of note to the ground floor is a downstairs bathroom with a bath, wash hand basin and a low level WC - being adjacent to the dining room, this could be used as a downstairs bedroom/bathroom set up.

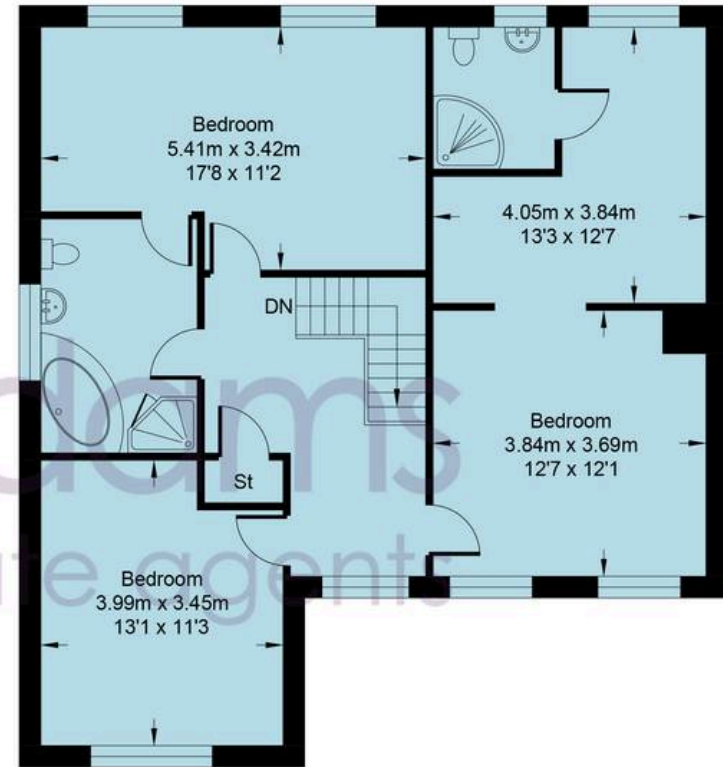
To the first floor; the main bedroom enjoys an aspect to the rear and front of the property, there is a large walk-through dressing area as well as a personal ensuite bathroom with shower.

A second bedroom has an aspect over the rear gardens with two windows, there is a well equipped en-suite bathroom which has a corner bath, separate shower, a low level WC and a wash hand-basin; it also has a Jack and Jill style set up with a second door accessible from the landing. Bedroom three is also of decent double proportions and has an aspect to the front of the property. There is access to the attic from the landing.





GROUND FLOOR



FIRST FLOOR



Worthing Road

Approximate Area = 1774 sq ft / 164.8 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 1943 sq ft / 180.5 sq m

For identification only - not to scale





The property is approached via a tarmac driveway providing space for several vehicles, this leads to the garage which has an up and over door and an access door to the rear garden. The rear garden is laid to lawn and has a patio which is ideal for outdoor dining, the borders are well stocked with mature trees, shrubs and planting – all providing superb degrees of privacy. There is a small shed to the side.

The property is ideally located; being in the heart of Southwater Village. It has access to the nearby Country Park, a selection of well regarded local schools, near to Horsham town Centre and the open countryside which has a selection of well-regarded pubs and restaurants to offer.

Council Tax band: E

Tenure: Freehold







Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

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.