



Cherry Trees Worthing Road, Horsham

Guide Price £1,100,000

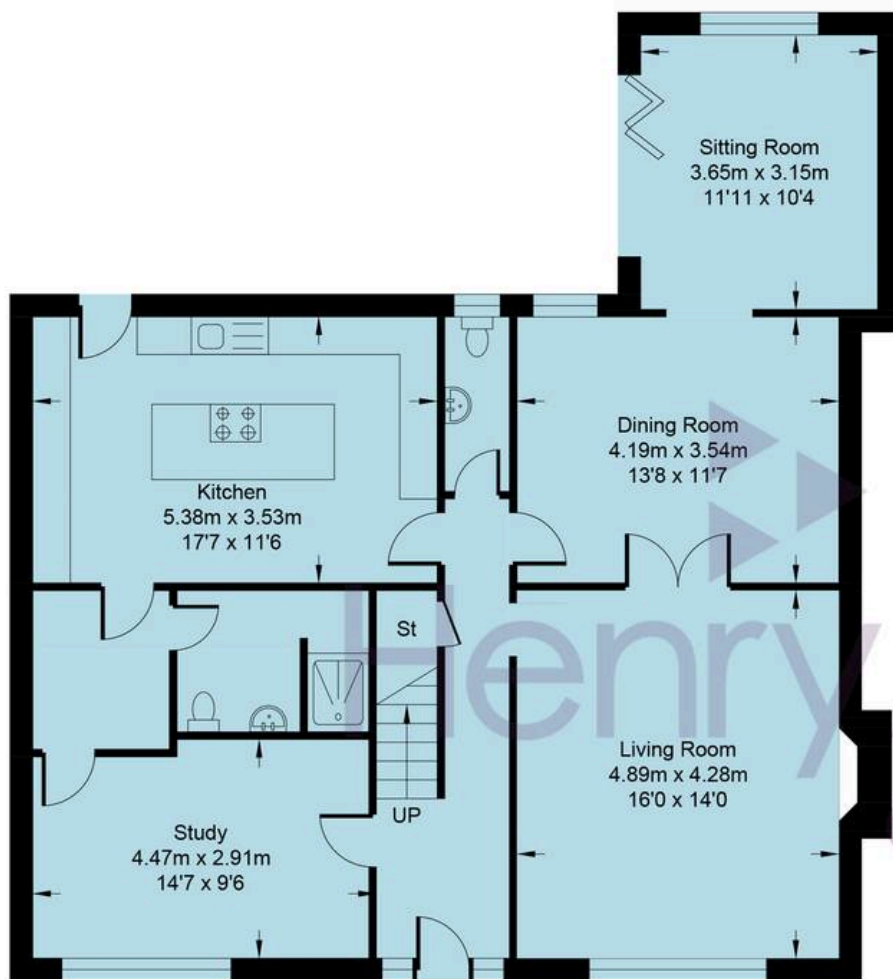
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Horsham, Horsham

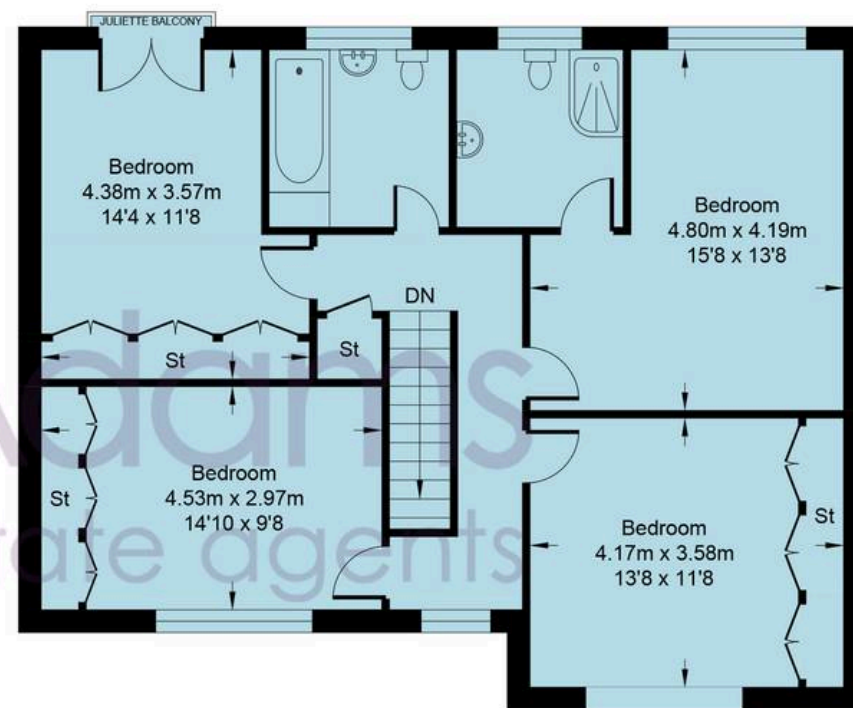
Cherry Trees offers a superb blend of living and bedroom space that is arranged over two floors, an impressive and welcoming reception hallway welcomes you and sits centrally to the front of the house with stairs leading to the first floor and doors leading to the main reception rooms and the cloakroom. The study/office provides excellent flexibility with ideal space for either a work from home space, a children's play room or could be used as a ground floor bedroom as there is an adjoining luxury wet room and utility room. The main living room is of generous proportions and provides you with a flexible space along with a lovely central fireplace with an inset wood burner and windows to the front aspect provides a light and airy feel. Double doors lead from the living room into the dining room which provides ample space for a large dining table and chairs, this flows into a superb family room with bi-folding doors out to the rear garden terrace.

The Kitchen has a modern and contemporary style and creates a superb social area, there is a range of floor and wall mounted units providing a tremendous amount of storage and complimenting work surfaces flow through. There is a large centre preparation island which doubles up as a breakfast bar. There is a range of high end built-in appliances including AEG double oven, microwave, coffee machine, hob situated in the island, space for American fridge/freezer, Integrated dishwasher and stable door leading to the rear garden.





GROUND FLOOR



FIRST FLOOR



Worthing Road

Approximate Area = 2013 sq ft / 187.0 sq m

Total = 2013.0 sq ft / 187.0 sq m

For identification only - not to scale





To the first floor are four bright and airy well proportioned double bedrooms. The main bedroom is of generous proportions and features a luxurious en-suite, while the further bedrooms benefit from fitted wardrobes and bedroom four features of a Juliette style balcony providing views over the rear gardens. To complete the first floor is a modern family bathroom with travertine tiling, a quality suite - all complimented with chrome fittings. The front garden space is bordered by mature hedges giving you a high level of seclusion, raised borders and a mature pond, to the front a five-bar gate leads to the driveway which provides ample space for several vehicles. To the right hand side is a useful storage shed and a side gate allows access via a sizeable walkway to the rear Garden.

A particular feature of this property is the rear garden which is the perfect space for entertaining and enjoying time with friends and family over the summer months, adjoining the rear of the property is a good size patio with the rest being mostly laid to lawn, mature shrubs to border and summer house.

- Detached Family Home
- Four Bedrooms
- Three Bathrooms
- Four Reception Rooms
- Study
- Off Road Parking for Several Vehicles
- Located in Southwater Village
- Access to Horsham Town Centre
- Close to Well Regarded Schools

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







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.