



**32 Hazel Close, Southwater**

Guide Price **£775,000**

  
**Henry Adams**  
estate agents



## 32 Hazel Close

Southwater, Horsham

A superb and well proportioned four bedroom three bathroom detached family residence situated in a quiet and discrete position in the village of Southwater.

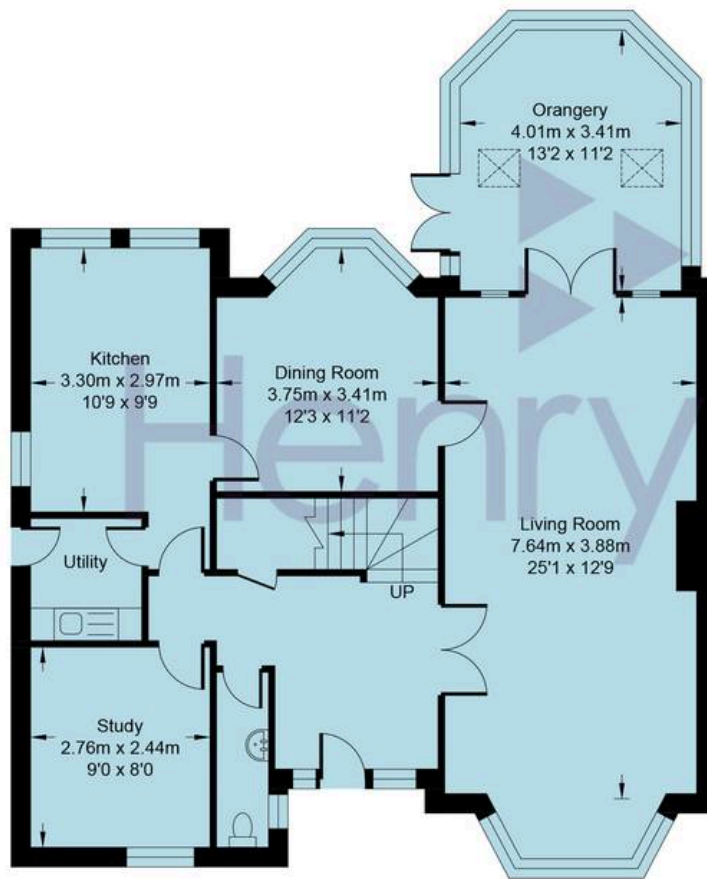
This generously sized and well proportioned four bedroom executive family home is situated in a quiet and discreet position in the village of Southwater with a superb arrangement of living and bedroom space arranged over two floors totalling approximately 2109 ft.<sup>2</sup>. It also benefits from a detached double garage and landscaped southerly facing rear garden.

To the ground floor the reception hallway welcomes you and has double doors leading into a well sized sitting room which has a bay window to the front aspect and double doors leading in to an Orangery/garden room. The main focal points of the sitting room is the central fireplace which incorporate decorative tiled surround with strip wood floor running through. Further reception space continues with the Orangery having a set of double doors leading directly onto the garden terrace as well as capitalising on views over the gardens, there is a separate dining room which also enjoys a bay window to the rear aspect which is ideal for family gatherings and social occasions. The kitchen has a range of wall and base units which are complimented with work surfaces running through, there is a selection of integrated appliances along with ample space for a breakfast table, adjacent to the kitchen is a separate utility room. Also to note the ground floor has a study which makes an ideal work from home space a downstairs cloakroom and useful under stairs storage space.

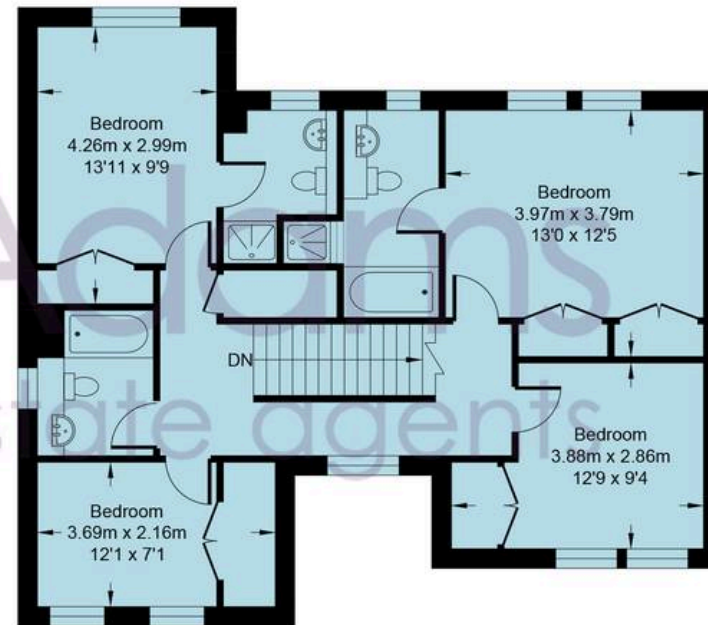
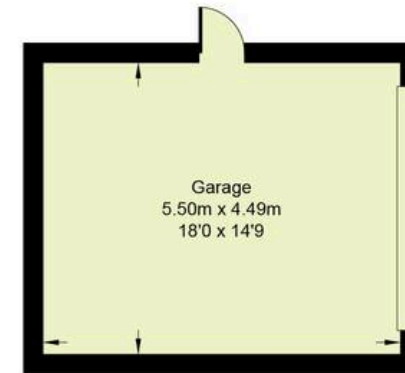








GROUND FLOOR



FIRST FLOOR



## Hazel Close

Approximate Area = 1843 sq ft / 171.2 sq m

Garage = 266 sq ft / 24.7 sq m

Total = 2109 sq ft / 195.9 sq m

For identification only - not to scale







To the first floor, the main bedroom has double fitted wardrobes and enjoys views over the rear gardens, it has an ensuite bathroom which provides a full suite including a walk-in shower, separate bath, a low-level WC and a wash hand basin. There is a further bedroom which is an ideal guest suite or teenagers bedroom which also features an ensuite shower room and a fitted wardrobe. Completing the first floor are two further bedrooms plus a well equipped family bathroom.

The property is approached via a driveway providing parking for several vehicles leading to the detached double garage which has up and over doors, power and lighting. The rear garden has been superbly landscaped with a patio terrace area which is ideal for outdoor dining, the remainder is laid to lawn with a selection of beds and borders with mature shrubs and planting, benefitting from a southerly aspect which is ideal for afternoon and evening sun.

- Detached Family Home
- Four Bedrooms
- Four Reception Rooms
- Three Bathrooms
- Study
- Double Garage and Off Road Parking
- Southerly Aspect Rear Garden
- Close to Well Regarded Schools
- Access to Horsham Town Centre and Mainline Train Station

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E









## Henry Adams – Horsham

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

01403 253271

[horsham@henryadams.co.uk](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://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.