



95 Blakes Farm Road, Southwater

Guide Price **£850,000**

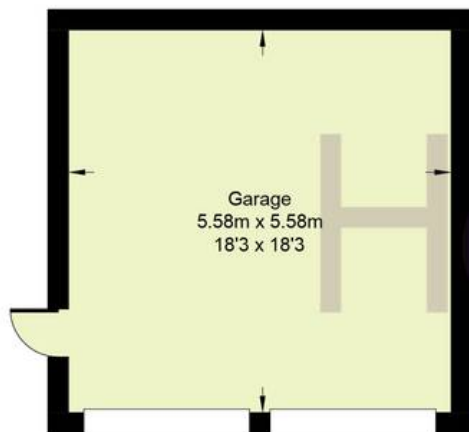

Henry Adams
estate agents

95 Blakes Farm Road

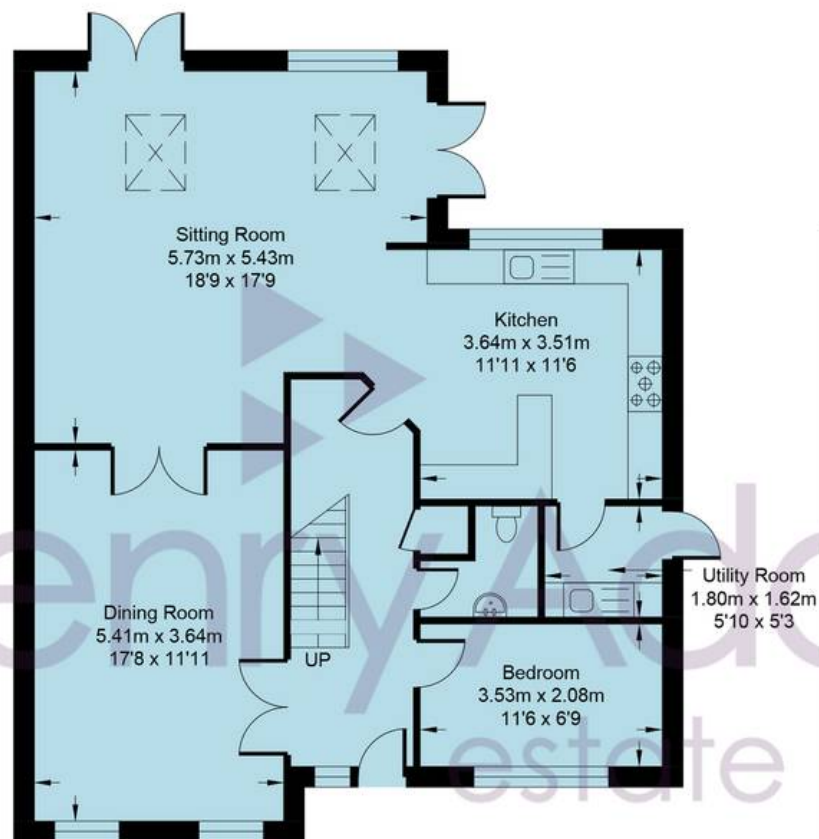
Southwater, Horsham

A spacious four bedroom detached property situated in the popular location of Blakes Farm Road in Southwater. This property is presented to a good standard and is situated in the middle of its plot so has a good-sized front garden giving the property plenty of space. Internally the property offers a modern family feel with wooden flooring throughout the downstairs. As the floorplan shows, the accommodation comprises highlights such as fantastic kitchen/breakfast room/sitting room. This open plan space at the back of the property has double doors leading out to the garden and two sky lights giving loads of natural light. In this family space there is plenty of space for sofas, table and a modern kitchen with a range of floor and wall units, wooden work surfaces and space for double oven. The kitchen is modern in design and includes LED floor lighting. Leading from the sitting room area there are double doors through to the spacious dining room. This room has windows with views to the front of the property and could be used as a second sitting room if required. There is also a utility with back door out to the side of the property and downstairs WC. There is a spacious hallway with storage and room for coats and shoes for those family needs.

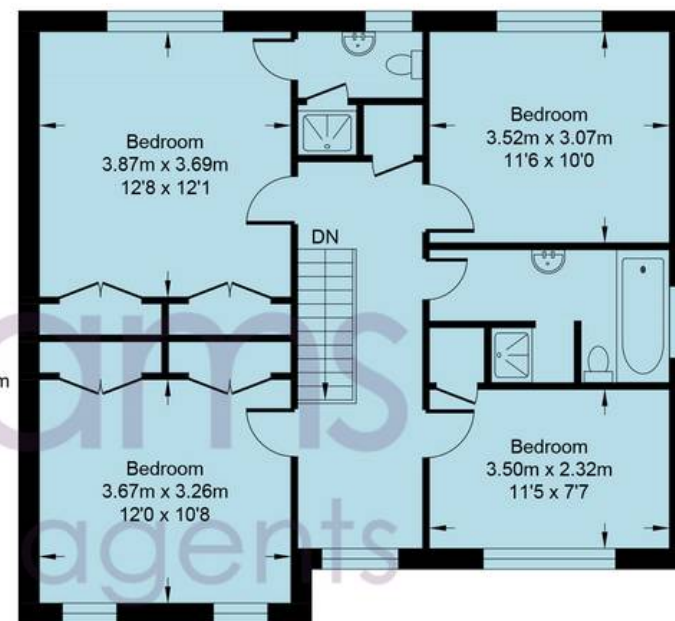




GARAGE



GROUND FLOOR



FIRST FLOOR

Blakes Farm Road

Approximate Area = 1711 sq ft / 159.0 sq m

Garage Area = 335 sq ft / 31.1 sq m

Total = 2046 sq ft / 190.1 sq m

For identification only - not to scale







Upstairs the property continues to impress with principle bedroom with built in wardrobes and ensuite shower room which is a modern ensuite with shower, W.C and sink. Bedroom two again has the added benefit of built in wardrobes and there are two further bedrooms. There is also a modern family bathroom with walk in large shower. To the rear of the property is a private garden mainly laid to lawn with a mixture of mature shrubs and trees. There are two entertaining area to the property, the first being off the back of the house which is a patio with stone boarder and there is a stone path leading to a second decking area at the rear of the garden.

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Open Plan Kitchen / Living Area
- Ground Floor Bedroom / Study
- Double Garage
- Generous Off Road Parking
- Decorated to a Modern Standard
- Popular Location in Southwater Village

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: C

EPC Environmental Impact Rating: D







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.