



Rookwood Park, Horsham, West Sussex

Guide Price £1,350,000

Rookwood Park

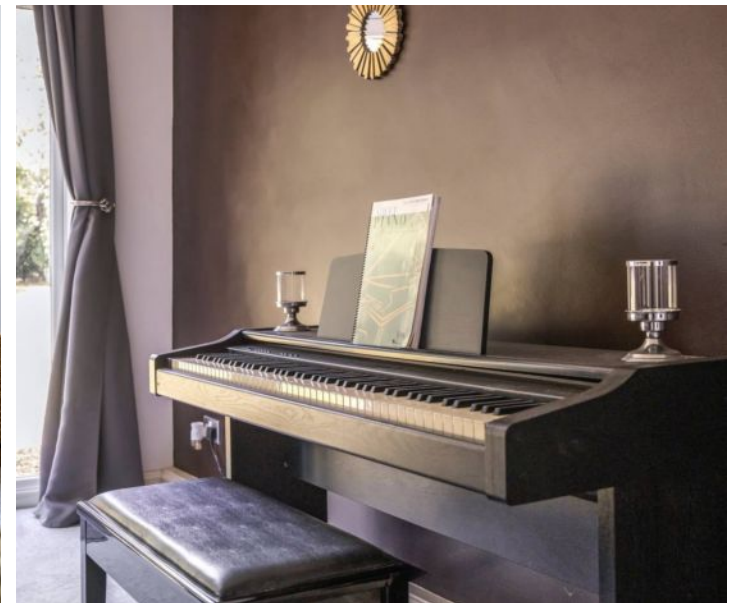
Introducing a magnificent five-bedroom detached family home built by Berkerley Homes within the esteemed Rookwood Park Development. This superb family home boasts a versatile blend of living and bedroom space spread across two floors totalling approximately 2710 square feet.

Nestled on a generous plot and complemented by a detached double garage, this residence offers a kitchen/breakfast room, living room, dining room, conservatory, and a trio of bathrooms. The potential for extension and development exists, subject to the necessary consents.

Further enhancing the appeal, the property also features the convenience of a detached double garage and ample driveway parking. Situated within a private, executive estate, this home enjoys close proximity to Horsham Town Centre and the mainline train station.

Families will appreciate the property's location with access to well-regarded local schools, inviting countryside vistas, and charming nearby pubs and restaurants.

Located on the sought-after, exclusive Rookwood Park, the property is approached via a substantial driveway, with parking for several vehicles, leading to the double garage with power & lighting. This home is set in mature, wrap around gardens, mainly laid to lawn with trees, hedging, pergola, and a patio area, ideal for al-fresco dining and entertaining.







Rookwood Park



Approximate Area = 2487 sq ft / 231.0 Sq m

Garage = 385 sq ft / 35.8 Sq m

Total = 2872 sq ft / 266.8 Sq m

For identification only - not to scale



Agents Note: An annual estate service charge of £704 (approx..) is payable for this property.

Council Tax band: G Tenure: Freehold EPC Rating: C

- **Five Bedroom Detached Family Home in Prestigious Rookwood Park Development**
- **Versatile Blend of Living and Bedroom Space arranged over two floors – 2872 Sq.Ft (approx..)**
- **Generous Plot with Detached Double Garage**
- **Kitchen/Breakfast Room, Living Room, Dining Room, Conservatory & Three Bathrooms**
- **Potential for Extension and Development (Subject to usual consents)**
- **Detached Double Garage and Ample Driveway Parking**
- **Located on Private, Executive Estate**
- **Nearby Horsham Town Centre and Mainline Train Station**
- **Access to Well Regarded Local Schools**
- **Nearby Countryside, Local Pubs and Restaurants**







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.