



Shoubridge Way, Southwater

Guide Price £795,000 – £800,000


Henry Adams
estate agents

Shoubridge Way

Southwater, Horsham

This well presented, four bedroom two bathroom detached family home built by Berkeley homes offers a super blend of living and bedroom space arranged over two floors.

To the ground floor; the reception hallway welcomes you and lead into the main sitting room which enjoys a box bay to the front aspect of the property providing a light and airy feel, there is a further reception room to the front aspect and is ideal as a separate dining room or a second family room.

The main social hub of this family Home is the open plan kitchen/dining/family room which enjoys double doors opening out onto the garden terrace, there is ample space for a sitting room/dining room set up.

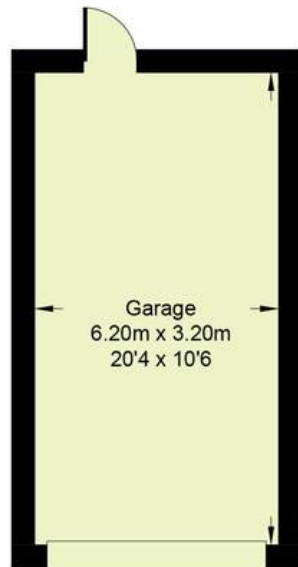
The Kitchen has been beautifully finished and there is a high specification that includes a range of cabinets with complementing work surfaces running through, Also of note to the ground floor is a separate utility room and downstairs cloakroom.

To the first floor; the main bedroom suite is of very generous proportions and has an aspect to the front of the property along with a large en-suite bathroom which has a large walk-in there is also the benefit of an adjoining dressing room.

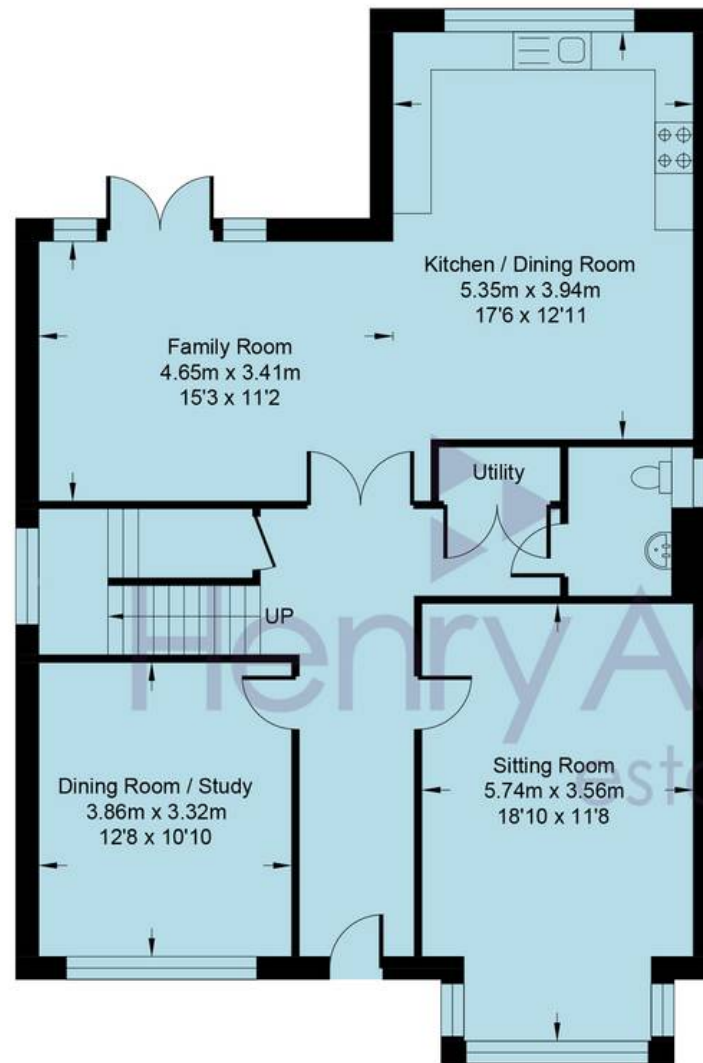
Three further bedrooms and an equally high specification family bathroom complete the first floor.



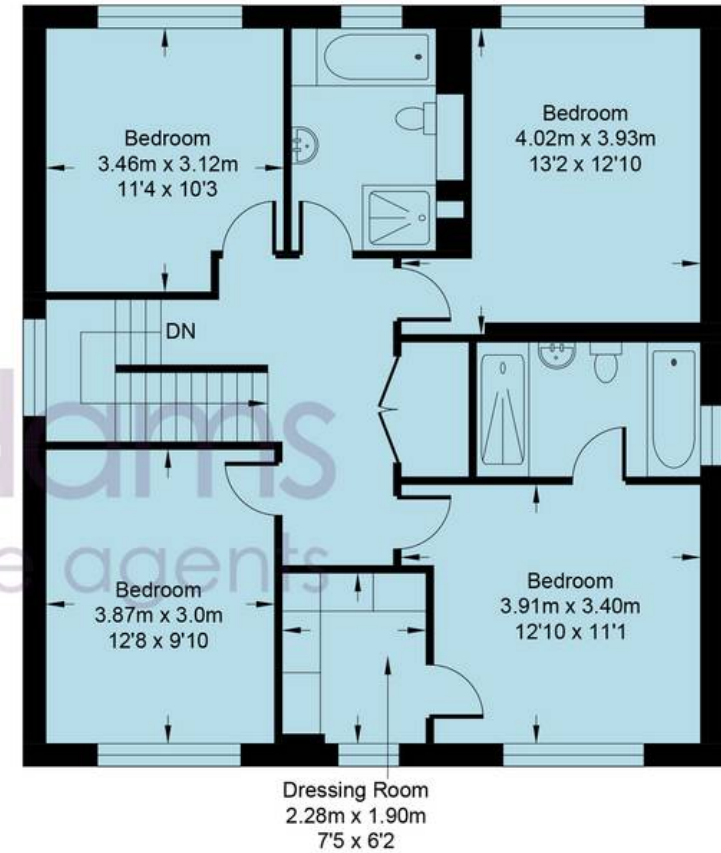




GARAGE



GROUND FLOOR



FIRST FLOOR

Shoubridge Way

Approximate Area = 1886.8 sq ft / 175.3 sq m

Garage = 213.1 sq ft / 19.8 sq m

Total = 2099.9 sq ft / 195.1 sq m

For identification only - not to scale





Open plan kitchen/ dining/ family room

Utility and downstairs cloakroom

Large Living room to front of property

Main bedroom with En-Suite and dressing room

Four generous bedrooms in total

Two bathrooms

The property has driveway parking for several vehicles and leads to the large garage.

The front garden is laid to lawn and has a selection of beds with shrubs and planting, a sandstone pathway leads to the covered storm porch. The rear garden is mainly laid to a level lawn and there is a patio terrace area which is ideal for our fresco dining within the summer months.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







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.