



St. Leonards Road, Horsham

Guide Price **£700,000**

St. Leonards Road

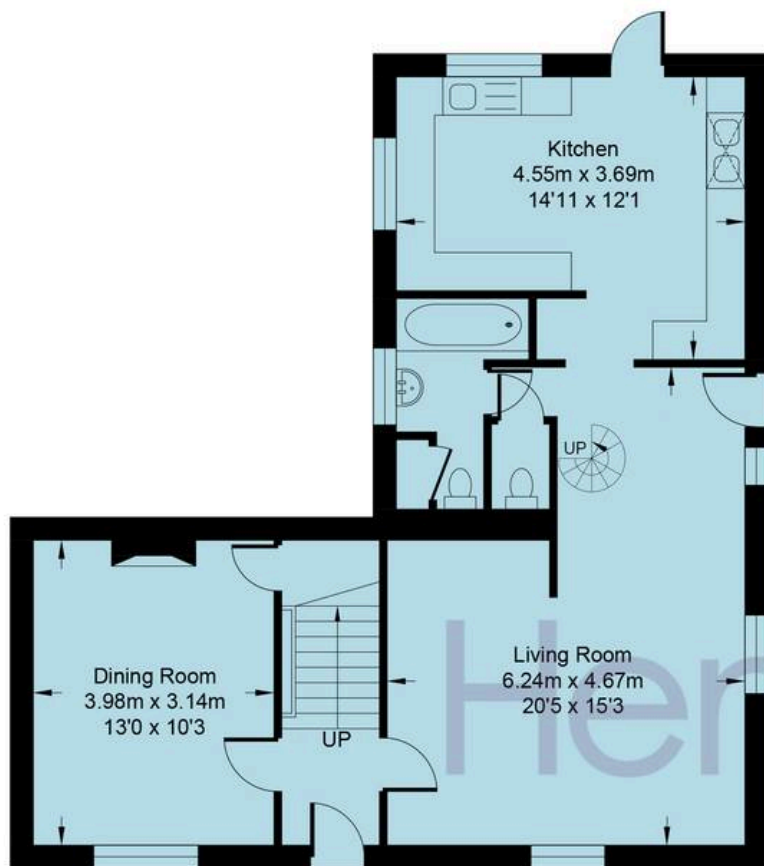
Horsham

A delightful, charming and characterful Grade II listed, three bedroom detached cottage situated on the East side of Horsham offering access to the town centre. Yew tree cottage also occupies a generous plot with ample driveway parking and a rear garden that features a brick built workshop/garden space. To the ground floor; a reception hallway welcomes you and leads into the main living room which has a double aspect providing a light and airy feel, it centres around an inglenook style fireplace, also of note are the character beams to the ceiling and stripped wood floor that runs through. At the rear of the property opening onto the rear garden is a spacious and generous kitchen which has a selection of wall and base cabinets with space for freestanding appliances, there is a part of vaulted ceiling providing the feeling of light and space as well as a feature fireplace incorporating the Aga. Further living space continues to the ground floor with a separate dining room which enjoys an aspect of the front of the property as well as the bathroom and a separate cloakroom. The first staircase of two leads from the reception hallway up to two bedrooms; both of which enjoy an aspect to the front of the property, the main bedroom has an ensuite shower room with a walk-in shower, low level WC and a wash hand basin. A second turning staircase leads up to a further well proportioned double bedroom which enjoys a beamed vaultage ceiling and views to the rear and side of the property.

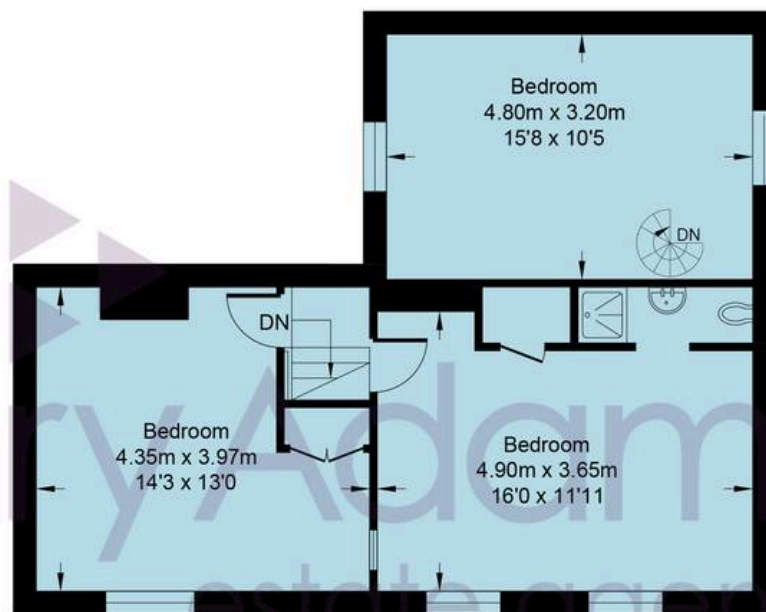
The property is approached via a private driveway space which provides space for several vehicles. The rear garden is a real feature and incorporates areas of lawn along with superbly landscaped beds



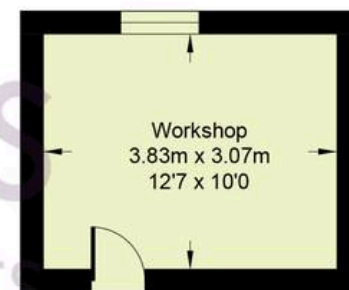




GROUND FLOOR



FIRST FLOOR



OUTBUILDING



St Leonard's Road

Approximate Area = 1264 sq ft / 117.4 sq m

Outbuilding = 127 sq ft / 11.8 sq m

Total = 1391 sq ft / 129.2 sq m

For identification only - not to scale



The property is approached via a private driveway space which provides space for several vehicles. The rear garden is a real feature and incorporates areas of lawn along with superbly landscaped beds and borders which are well stocked with mature trees, shrubs and planting.

Characterful Period Property

Three Bedrooms

Separate Dining Room

Feature Fireplaces

Main bedroom with En-Suite shower room

Private driveway for several cars

Workshop in rear garden

Original well in garden

Great location for local schools

Council Tax band: E

Tenure: Freehold







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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.