



Foxfield Cottages, Southwater

Guide Price £415,000

Foxfield Cottages

Southwater, Horsham

A four bedroom property located in a sought after location on the edge of Southwater. The property offers charm but is now in need of modernisation and is ready for a family to put their own stamp on the property. The property has recently had extensive work carried out to the roof and benefits from a large plot.

Internal accomodation includes entrance hall leading to a bay fronted double aspect sitting room, dining room to the front of the property and kitchen with space for a table. The kitchen offers a range of floor and wall units as well as space for utilites. To the rear of the property is a downstairs W.C and further room which could be used as a utility room. Upstairs there are four bedrooms as well as family bathroom.

The rear garden is a mature garden mainly laid to lawn with a patio area from the rear of the house. There is a path leading down the garden to a shed at the end.







Foxfield Cottage

Approximate Area = 1240.0 sq ft / 115.2 sq m

Total = 1240.0 sq ft / 115.2 sq m

For identification only - not to scale



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: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:







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.