



42 Churchill Way, Broadbridge Heath

Guide Price **£1,000,000**


Henry Adams
estate agents

42 Churchill Way

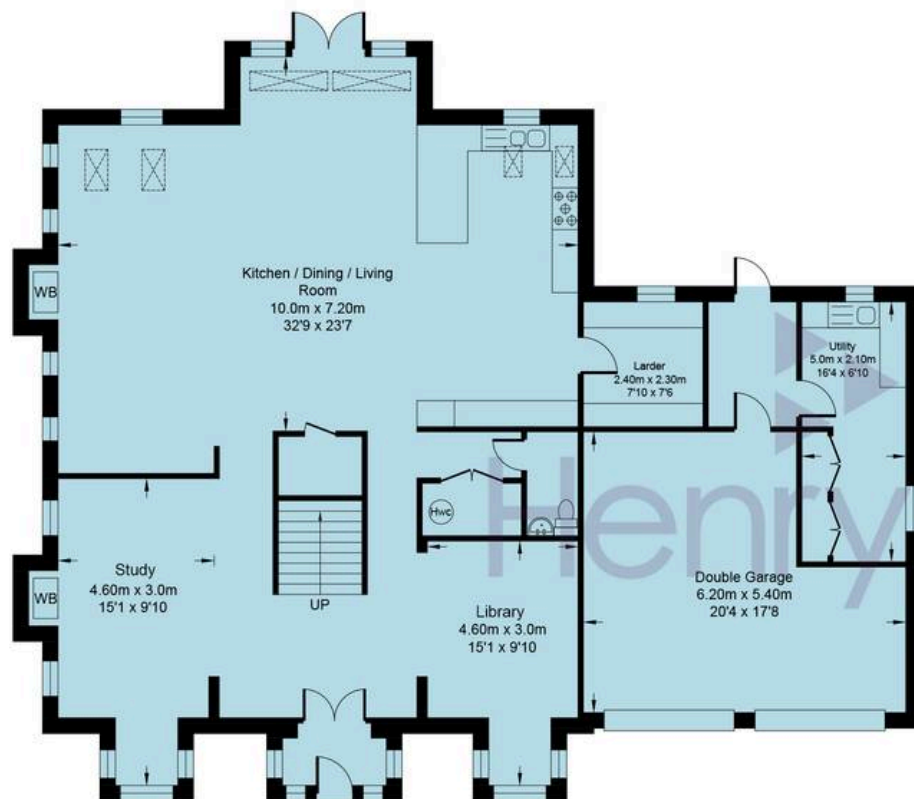
Broadbridge Heath, Horsham

A superb presented, modern and contemporary executive family home that offers a versatile blend of living and bedroom space arranged over two floors that totals approximately 3264 Sq.ft. Bagmore house is ideally located for access to Horsham town centre, mainline train stations and the nearby countryside as well as a selection of well regarded local schools and pubs and restaurants.

To the ground floor; a reception hallway welcomes you and leads into the impressive open plan living space which has a versatile arrangement but is currently used as a work from home office/study and reading room/library, this enjoys a light and airy feel with a double aspect, the study area centres around a fireplace which incorporates a wood/log burner. To the rear aspect of the property is a stunning open plan kitchen/dining/living space which has an equally light feel and benefits from skylight windows and double doors opening directly onto the rear garden terrace. There is a shaker styled kitchen with generous storage solutions and a selection of high-end integrated appliances, there is also a sit up breakfast bar along with tiled flooring running through. Adjacent to the kitchen is a small utility space/walk-through laundry room and direct access to the integrated garage.

Churchill Way is a small development with everything on its doorstep. You can enjoy village life with Broadbridge Heath and Slinfold within close proximity and the historic market town of Horsham is approximately 1.5 miles from the development. Broadbridge Heath itself offers Newbridge Garden Centre, a post office, hairdressers, pub and primary school. For more information or to view this property please contact us on 01323 810000.





GROUND FLOOR



FIRST FLOOR

Churchill Way

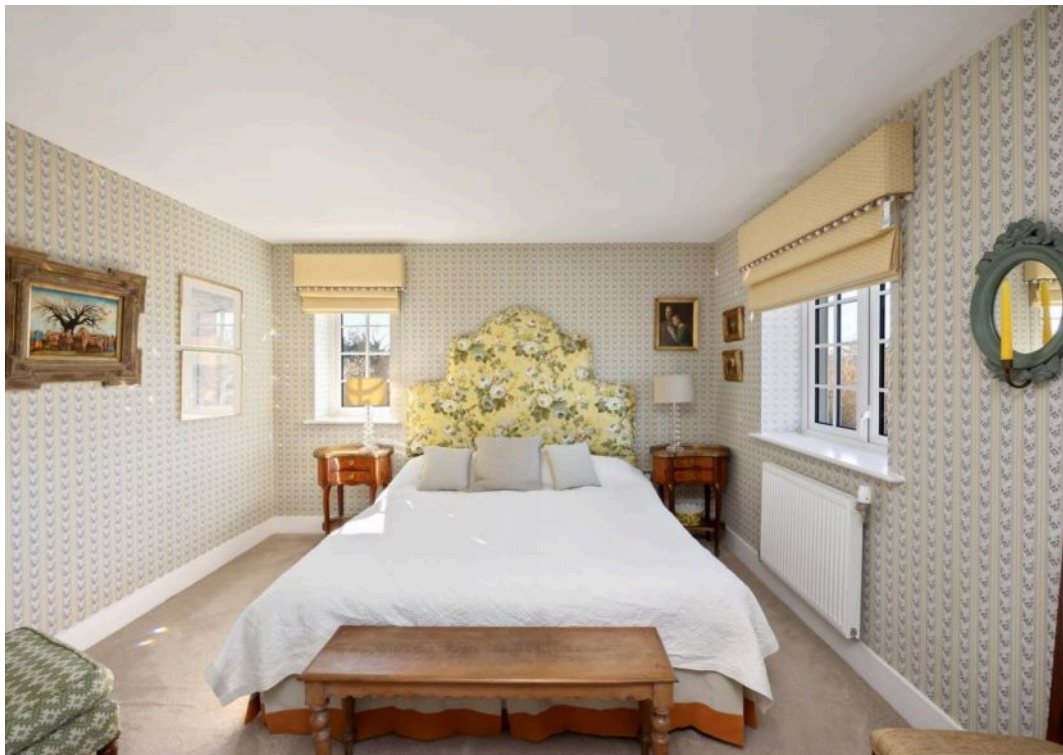


Approximate Area (Including Garage) = 3264.7 sq ft / 303.3 sq m

Total = 3264.7 sq ft / 303.3 sq m

For identification only - not to scale





To the first floor; the main bedroom suite is of impressive proportions and has generous fitted wardrobe space, there is an excellent en-suite bathroom which has a large walk-in shower, twin wash hand basins and a low-level WC; all of which are complimented with quality chrome fittings. There are three further bedrooms to the first floor one of which also has an en-suite shower room making it ideal for guests or teenagers. Completing the first floor is the family bathroom which has a wash hand basin, a low-level WC and a bath with a shower attachment. The property has driveway parking for several vehicles, there is a front garden which is mainly laid to lawn with a selection of hedges and shrub borders. The rear garden has a patio terrace area which is ideal for outdoor dining, this leads into a level lawn which is bordered with beds, shrubs and planting as well as pleached trees to the boundaries.

- Detached Family Home
- Immaculate Throughout
- Four Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Downstairs WC
- Open Plan Kitchen / Dining / Living Area
- Utility Room
- Parking for Several Vehicles
- Close to Well Regarded Schools
- Access to Horsham Mainline Train Station and Town Centre

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







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.