



Earles Meadow, Horsham, RH12 4HR
Guide Price of £650,000 Freehold



Earles Meadow, Horsham

4 Bedrooms, 2 Bathroom

Guide Price of £650,000 Freehold

- Cul de Sac Location
- Woodland Outlook
- Double Garage
- Fitted Kitchen with Utility Room
- Four Bedrooms
- Ensuite Shower Room
- Lovely Gardens with Terrace
- EPC C
- Family Home in North Horsham
- Viewing Recommended



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Earles Meadow is a very popular residential development, located on the edge of Horsham and ideally situated if your looking to be close to Bohunt school or the A264 leading to Crawley, Gatwick or the M23 towards London.

Being close to woodland there are some lovely walks on your doorstep.

Built by Bryant Homes to their Richmond design, this double fronted detached family home has genuine kerb appeal.

This particular home is set at the end of the cul de sac overlooking a green woodland area and enjoying a degree of privacy and seclusion.

The house has a generous hallway where you can welcome family and friends into your home.

The dining room is a good size and big enough for a family table. The lounge is also well proportioned and

enjoys a double aspect with French doors leading out onto the patio terrace, there is a feature fireplace with fitted gas fire.

The first floor comprises four bedrooms, the main with ensuite shower room and the accommodation is completed by a contemporary styled family bathroom.

Outside

The rear garden is the perfect place to unwind, entertain and enjoy with a large patio terrace and wide lawns with flower and shrub borders.

The double detached garage with power and light, and direct access to the rear garden via a courtesy door whilst there is plenty of useful eves storage above.

Approached via a large private driveway which provides off street parking for several vehicles. Our clients had the driveway block paved and there is an area of lawn to the front with mature hedging.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.



There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

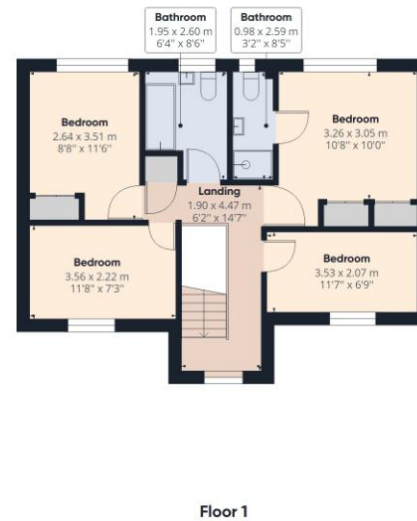
For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

The property is offered for sale with no chain above.

Marketed via Martin & Co Horsham branch
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Approximate total area⁽¹⁾

131.73 m²
1417.92 ft²

Reduced headroom

0.22 m²
2.40 ft²

(1) Excluding balconies and terraces

⌈⌋ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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