



**Shottermill, Horsham, West Sussex RH12 5HJ.
Offers In The Region Of £775,000 Freehold**


MARTIN&CO

Shottermill, Horsham, West Sussex RH12 5HJ

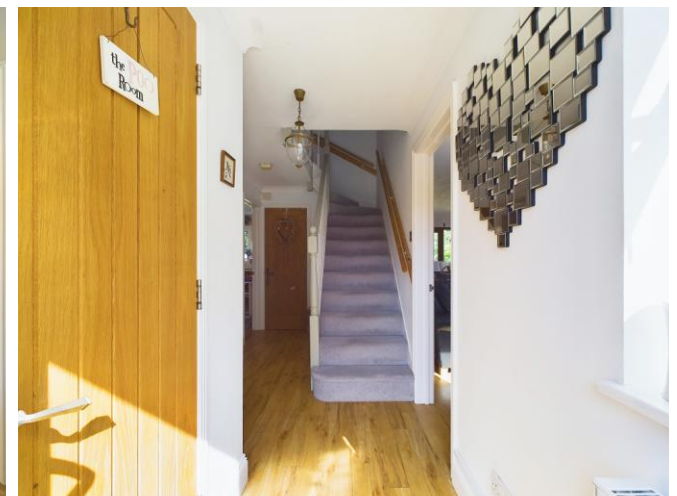
- Detached Family Home
- Ensuite to Principal Bedroom
- Four Bedrooms
- Lovely Garden with Terrace
- Cul De Sac Location
- EPC To be Confirmed.

DETACHED DELIGHT – Four-bedroom family home at the end of this popular residential cul de sac. Well presented throughout, lovely rear garden with lawn and large patio terrace,

Shottermill 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.

Accessed by a private driveway with a detached double garage, the front door leads into a bright and welcoming entrance hall and guest cloakroom. The internal accommodation comprises a beautiful dual aspect lounge, with an attractive conservatory and French doors leading out to the large wrap - around rear garden beyond.

The kitchen is a good size fitted with a range of base and wall units, within the kitchen there is additional utility area



with door leading out to the rear garden.

From the hallway, stairs leads to a large landing with feature window natural light to flood in. There are three double bedrooms and a single fourth bedroom that could be used as a study and has the added benefit of a set of ladder stairs leading to a loft and loft storage beyond. The principal bedroom is a spacious double with fully fitted cupboards and an en -suite shower, with a family bathroom completing the internal accommodation.

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.

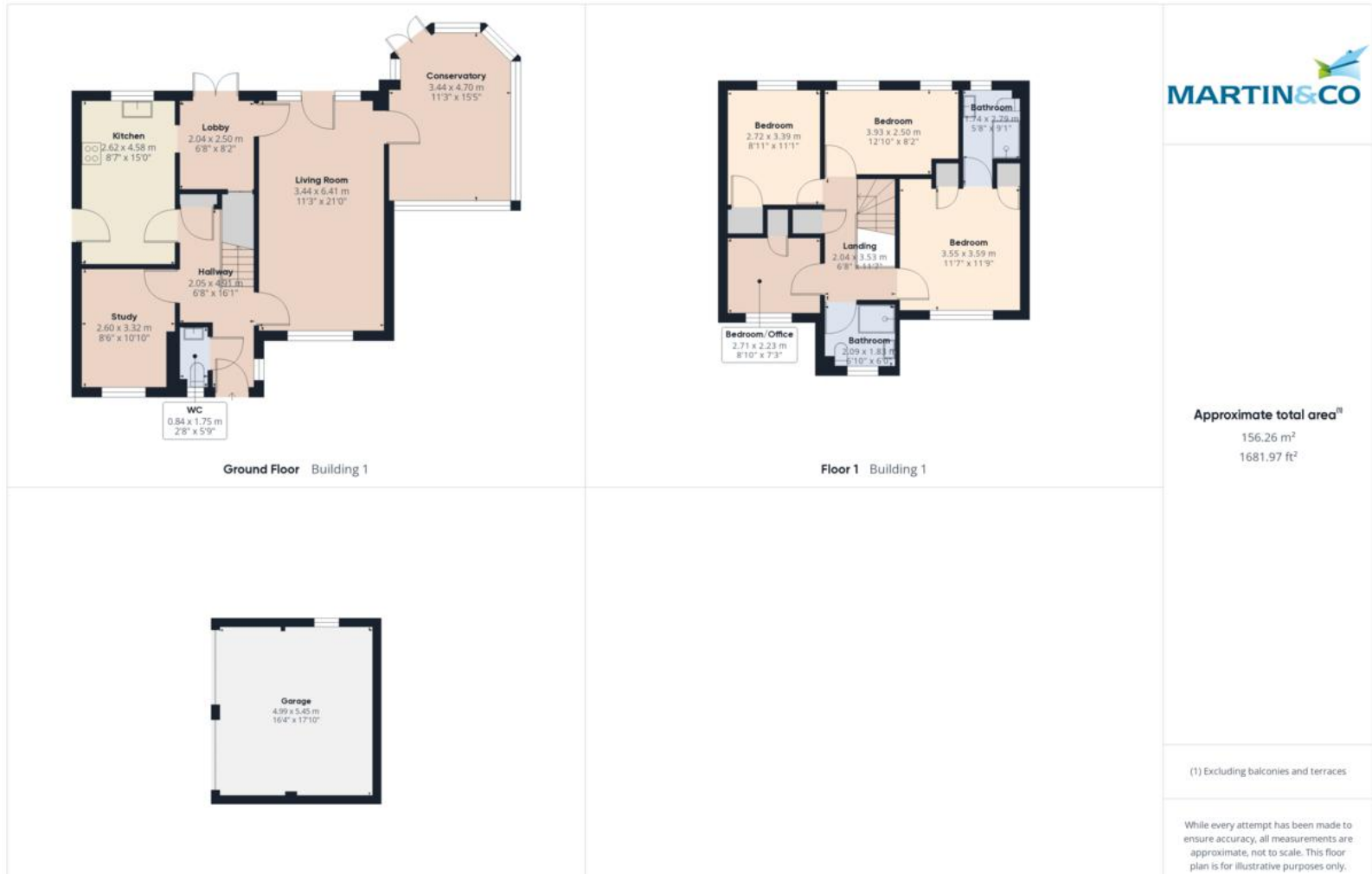
Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has 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 further details and viewing arrangements call Martin and Co on 01403 248222

For a 360 video tour, please contact the office.





Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ
 T: 01403 248222 • E: horsham@martinco.com

01403 248222

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

