



Willow Croft | New Road | Southwater | West Sussex | RH13 9AU

**FOWLERS**  
ESTATE AGENTS





# Willow Croft

New Road | Southwater | West Sussex | RH13 9AU

PRICE GUIDE £950,000

A unique opportunity to acquire this substantial detached family home occupying 1.29 acres, delightfully situated at the end of a private lane. Internally, the accommodation is extremely spacious extending to 2941 sqft and comprising: sitting room, dining room, kitchen/breakfast room, utility room, third reception/snug, sun room, ground floor shower room, impressive master bedroom of 20'10 x 18'6 with en-suite and a family bathroom. Outside, there are delightful gardens with extensive driveway parking and detached garage, detached covered swimming pool. No forward chain.

- Substantial Family Home
- Extending to 2941 Sqft
- Five Bedrooms
- Occupying 1.29 acres
- Sitting Room
- Dining Room
- Third Reception Room/Snug
- Kitchen/Breakfast Room
- Utility Room
- Ground Floor Shower Room
- Sun Room
- Impressive Main Bed with En-suite
- Family Bathroom
- Covered Swimming Pool 36' x 20'
- Extensive Driveway Parking
- Detached Double Garage











**Entrance** Double doors leading to:

**Sitting Room 24' 0" x 13' 11" (7.32m x 4.24m)** Fireplace, double aspect room with double glazed windows, single opening door to hallway, double opening doors to:

**Dining Room 24' 11 maximum" x 11' 9 maximum" (7.59m x 3.58m)** Two radiators, uPVC double glazed windows.

**Snug/Third Reception Room 13' 10" x 13' 10" (4.22m x 4.22m)** Feature open fireplace with brick surround, tiled hearth and mantel over, French doors leading to terrace and gardens.

**Ground Floor Shower Room** Semi-circular enclosed shower with fitted independent shower unit, low level flush w.c., heated towel rail, wall-mounted wash hand basin.

**Kitchen/Breakfast Room 13' 10" x 13' 10" (4.22m x 4.22m)** Extensive range of wall and base units with marble effect working surfaces, inset four ring calor gas hob, built-in fan assisted electric oven and separate grill, part tiled walls, space and plumbing for dishwasher, uPVC double glazed windows overlooking gardens, stable door leading to:

**Utility Room 10' 10" x 9' 6" (3.3m x 2.9m)** Cupboard housing oil fired boiler, built-in storage cupboards, working surfaces, space and plumbing for washing machine and tumble dryer, built-in storage cupboards, tiled flooring, part glazed doors to:

**Inner Hallway** Door leading to:

**Large Walk-In Shelved Storage Cupboard** Door leading to:

**Boot Room 11' 11" x 6' 0" (3.63m x 1.83m)** Door leading to rear garden, built-in storage cupboards with door accessing through to:

**Study 15' 11" x 8' 5" (4.85m x 2.57m)** Radiator, dual aspect uPVC double glazed windows.

**Sun Room 10' 3" x 9' 6" (3.12m x 2.9m)** Tiled flooring, sliding aluminium double glazed patio doors leading to terrace.

**Stairs to:**

**First Floor Landing** Radiator.

**Master Bedroom Suite 20' 10" x 18' 6" (6.35m x 5.64m)** Extensive range of built-in wardrobe cupboards and fitted bedroom furniture, uPVC double glazed windows with delightful outlook over gardens and countryside, door to:

**En-Suite Shower Room** Fully enclosed shower cubicle with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, panelled bath.

**Bedroom Two 13' 11 maximum" x 12' 11 maximum" (4.24m x 3.94m)** Radiator, eaves storage cupboards, uPVC double glazed windows.

**Bedroom Three 13' 4 maximum" x 9' 9" (4.06m x 2.97m)** Double glazed windows, twin sets of wardrobe cupboards.

**Bedroom Four 7' 7" x 6' 10" (2.31m x 2.08m)** Built-in bedroom furniture, double glazed window.

**Bedroom Five 7' 7" x 6' 10" (2.31m x 2.08m)** uPVC double glazed window, built-in bedroom furniture.

**Family Bathroom** Panelled bath with fitted independent shower unit, low level flush w.c., heated towel rail.

## Outside

**Parking** Private driveway with extensive parking leading to:

**Detached Double Garage 19' 11" x 17' 11" (6.07m x 5.46m)** Automatic up and over door, power and light, double skinned.

**Front Garden** Double five bar gate leading to main lawned section of garden, mature trees and shrubs, large workshop and storage area, greenhouse, log store.

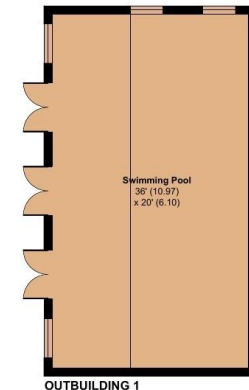
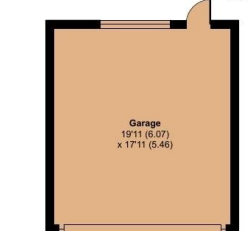
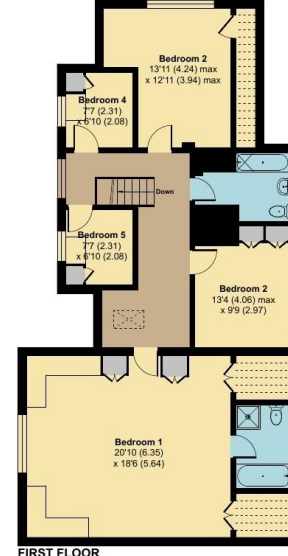
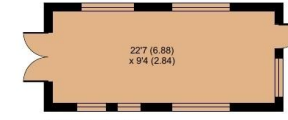
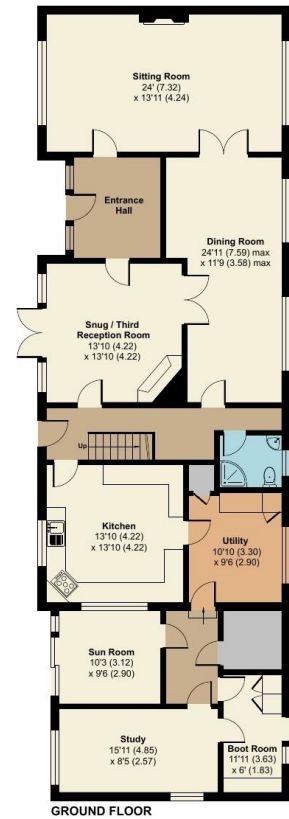
**Covered Enclosed Swimming Pool 36' 0" x 20' 0" (10.97m x 6.1m)** Wall-mounted de-humidifier unit, enclosed by pine cladding, outside heating and filtration system.

**EPC Rating** Band E.



## New Road, Southwater, Horsham, RH13

Approximate Area = 2941 sq ft / 273.2 sq m  
 Limited Use Area(s) = 102 sq ft / 9.4 sq m  
 Garage = 360 sq ft / 33.4 sq m  
 Outbuilding = 932 sq ft / 86.5 sq m  
 Total = 4335 sq ft / 402.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Fowlers Estate Agents. REF: 1077953



*"We'll make you feel at home..."*



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 2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.  
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