



**Old Guildford Road,
Broadbridge Heath, RH12 3JU**

**Offers Over
£830,000**

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**Residential sales, lettings,
land and new homes.**

Old Guildford Road, Broadbridge Heath, RH12 3JU

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LOCATION

Broadbridge Heath is a charming village located north of Horsham that has an array of shops that include a convenience store, post office and Hairdresser's. In addition there is a 24hrs Tesco Extra supermarket with its own petrol station and car wash within ½ mile of the village. The village has a close community with many social events, traditional public house and village centre with social club. For education Broadbridge Heath has two schools within close proximity, Shelley Primary School which provides mainstream education for boys and girls aged between 4 and 11 years, and Tanbridge House for ages 11-16 years. In addition, Farlington Schools offers a private education for girls aged between 3 and 18 as well as a nursery for boys also. The village is ideally situated at the junction of the A24 and the A264 that provide easy access to the M23 & Gatwick, together with the historic market town of Horsham. This attractive town is set less than 1.5 miles away with a comprehensive range of shops, The Capitol Theatre, numerous sports and recreational facilities and a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

PROPERTY

The front door of this imposing double front Edwardian home opens into the Hall, which has stairs rising up to the First Floor and doors opening to two of the Reception Rooms. The 16ft Sitting Room, with its attractive box bay window, that floods the room with natural light, centres around a wood burning stove and has stripped wooden flooring, which gives this large rooms a cosy feel on those colder nights. The Snug, which also measures 16ft, boasts many of the same charming features as the Sitting Room and gives this beautiful home add flexibility, with many possible uses including a Home Office with a desk positioned in the bay window overlooking the well kept Front Garden. A particular feature of this extended family home is the stunning 25'11 x 25'4 Kitchen / Family Room, which has two large sky lanterns that flood the room with light, bi folding

doors spilling out to the Rear Garden and a central quartz island with seating. This large room is ideal for entertaining and is divided into three areas, a Dining Area, with space for a large table, a Seating Area with sofas overlooking the Garden and a bespoke handmade solid wood shaker style Kitchen with oak block surfaces and space for a selection of appliances. Completing the Ground Floor accommodation is the Utility Room and Shower Room, which has been recently fitted to a high specification. To the First Floor you will find a luxurious Family Bathroom with a roll top bath, and four generous double Bedrooms, with the largest three benefitting from built in Wardrobes. The spacious Master Suite overlooks the Rear Garden, boasts 'double depth' Wardrobes and has a recently refitted En Suite Shower Room with a window for ventilation.

OUTSIDE

The wonderful property is accessed via a generous shingle driveway, that provides off-street parking for several vehicles, which in turn leads to the 19'5 x 11'6 Garage. Side access can be gained to the rear of the property via a courtesy door from the attached Garage, which has power and lighting, and could be converted (stpp) into further accommodation. The rear garden is a particular feature of this property which has been attractively landscaped to provide a generous area of patio for those late summer evenings that is also an ideal area for al-fresco dining. From the patio there is a flowing path leading to an expanse of lawn enclosed by panel fencing and well stocked mature shrubs and borders. At the bottom of the Garden you will find an additional seating area, perfect for barbecues in the summer months.





Buses

1 mins walk



Shops

Tesco Extra
0.5 miles



Trains

Horsham – 1.9 miles
Littlehaven – 3 miles



Airport

Gatwick
12.7 miles



Roads

M23
7.8 miles



Sport & Leisure

The Bridge Leisure Centre
0.6 miles



Rental Income

£2,500 pcm



Schools

Shelley Primary
Tanbridge House



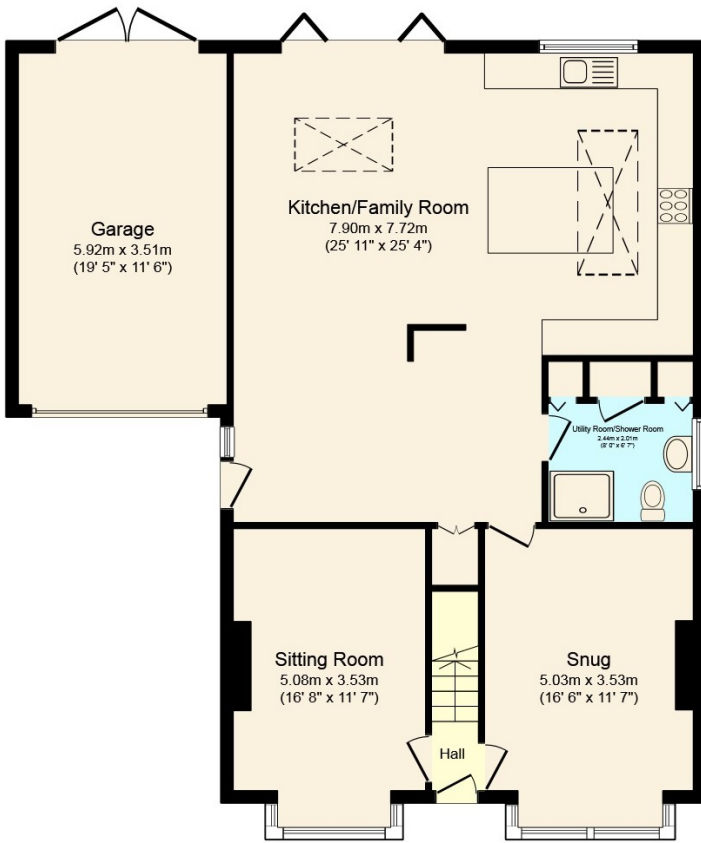
Broadband

Up to 67 Mbps

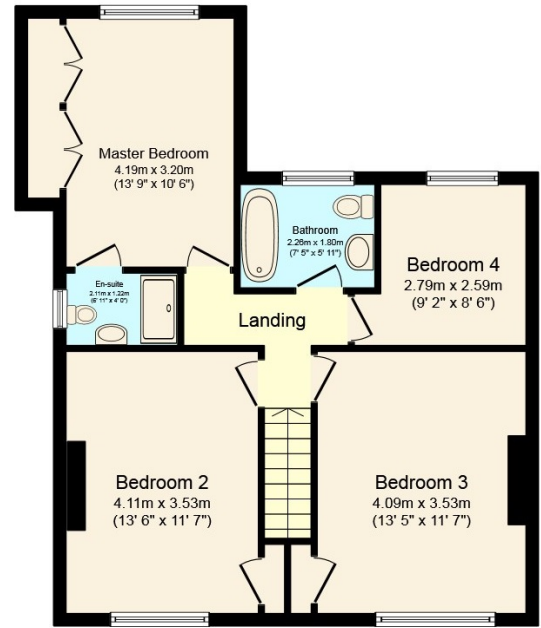


Council Tax

Band F

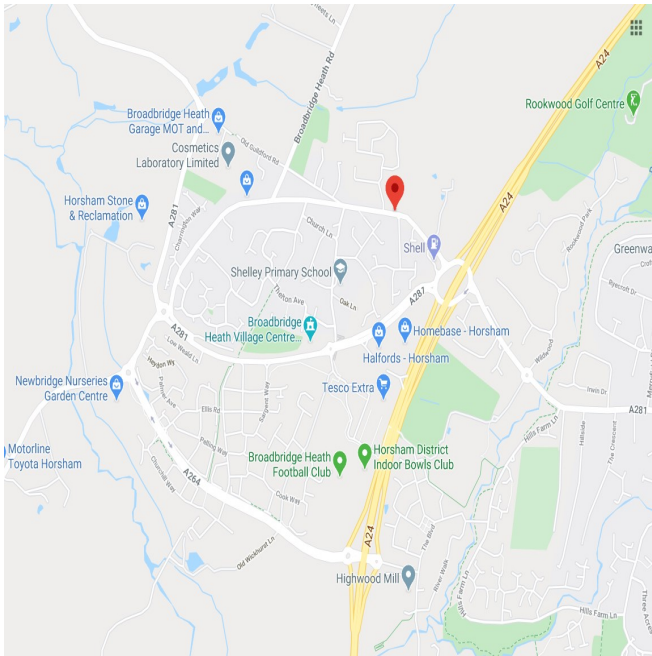


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
2,002 sq ft / 186 sq m

EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	62	77
England, Scotland & Wales	EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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