



**Fletchers  
Southwater, RH13 9BE**

**£725,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**

## Fletchers, Southwater, RH13 9BE



### LOCATION

This beautiful four bedroom home is positioned in a popular village location. Southwater village centre is only 3.5 miles from Horsham town centre with its wide range of restaurants, shops and recreational facilities. The village itself boasts a village centre named Lintot Square, where you will find a Co-operative shop, Boots Pharmacy and post office, amongst other independent traders. The property is located within walking distance of the village centre and further benefits from two schools and a 90 acre country park. Due to the property's convenient location, it provides easy access to the A24, A272 and A264.

### PROPERTY

Tenure: Freehold

A beautifully presented, immaculate, 4-bedroom detached property in a sought-after, quiet cul-de-sac location. This property is ideally suited for families, with nearby schools, local amenities, and green spaces enhancing its appeal. The strong local community and stunning views onto ancient woodland and fields further enhance the allure of this home. The property boasts two large, attractive reception rooms. Reception room one is a spacious, light-filled lounge that features a delightful fireplace and double aspect windows, making it the perfect spot for relaxation. The second reception room, also generously proportioned, serves as an inviting dining room with direct access to the garden and a pleasing view of the lush outdoors. The modern kitchen is both stylish and functional, fitted with modern appliances and offering a dining space. It benefits from plenty of work surfaces for preparing meals, a large utility room with external access, and an abundance of natural light. The kitchen also provides direct access to

the garden, seamlessly integrating indoor and outdoor living. The property offers four double bedrooms, each with built-in wardrobes. The spacious main bedroom enjoys an en-suite bathroom, natural light, and stunning views. The second bedroom is also spacious having been extended in 2011 and benefiting from storage space. Bedrooms three and four are well-appointed with built-in wardrobes. The home includes two large bathrooms, each with a bath and shower. The en-suite bathroom attached to the main bedroom provides a private sanctuary. Particular features of the property include an extended floor plan, a separate study, and a convenient downstairs WC. The property also benefits from a welcoming porch and a spacious hallway with a useful storage cupboard.

### OUTSIDE

The outside of the property is equally impressive. A west-facing rear garden, complete with patio, decking, and a summer house, provides an excellent space for outdoor entertaining or simply enjoying the tranquil surroundings. Both front and back gardens are well established with mature shrubs and lawn. The property also benefits from a detached double garage and driveway at the front, with the added advantage of solar panels.

This well-appointed, detached property, with its stylish interiors and impressive outdoor spaces, offers an ideal family home in a desirable location. The combination of comfort, practicality, and character makes this home a unique offering in the marketplace.





**Buses**

2 minute walk



**Shops**

Lintot Square  
0.7 miles



**Trains**

Horsham – 3.1 miles  
Christ's Hospital – 3.3 miles



**Airport**

Gatwick  
17.3 miles



**Roads**

M23  
11.3 miles



**Sport & Leisure**

The Ghyll  
0.8 miles



**Rental Income**

£2,000 pcm



**Schools**

Southwater  
Infant/Junior Academy  
Castlewood Primary  
Tanbridge House



**Broadband**

Up to 500 Mbps

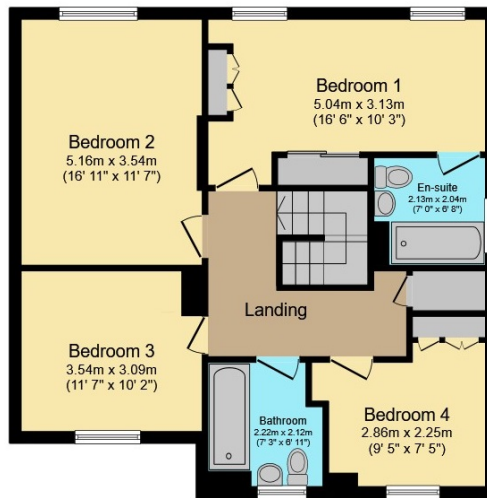


**Council Tax**

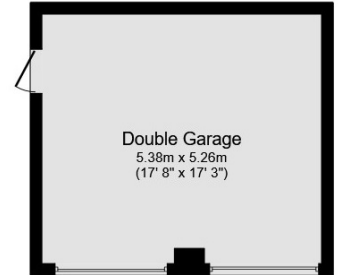
Band F



Ground Floor

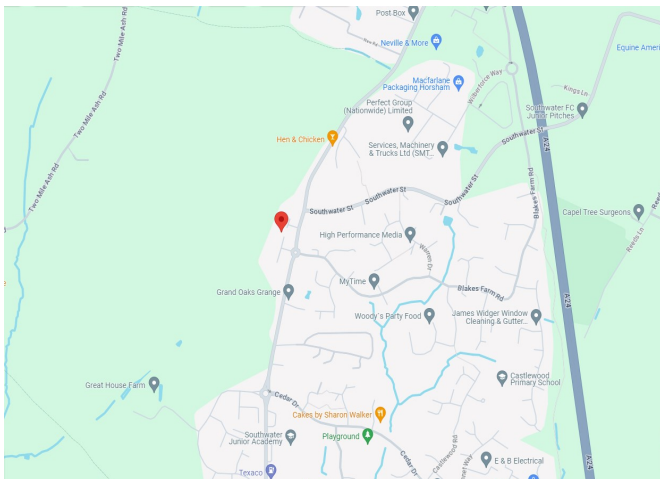


First Floor



Garage

Map Location



Total Approximate Floor Area  
**1,774 sq ft / 165 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	85
(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	

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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