



**Reynard Close  
Horsham, RH12 4GX**

**£600,000**

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



## Reynard Close, Horsham, RH12 4GX



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### LOCATION

This family home is set within an enviable location, at the end of a cul de sac, in the popular Heritage Estate famous for its stunning homes built from recycled London brick and is just a short walk from a local shop and Littlehaven Station, which makes it ideal for commuters. A further benefit of this location is the number of excellent schools within easy reach such as St Robert Southwell, Littlehaven Infants, The Forest School and Millais Girls. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. 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. For those needing to commute, you have Littlehaven and Horsham Station which 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.

### PROPERTY

Tenure: Freehold

Situated in the ever-popular Heritage Estate sits this impressively sized three double bedroom detached home. The accommodation comprises of entrance hallway, downstairs cloakroom, lounge/dining room with patio doors to the rear garden and access to a fitted kitchen with attractive units. There is also a large conservatory allowing access into the garden. On the first floor are three large bedrooms and a family bathroom. The landing is of a size that could be turned into a study area or with a little more thought and imagination the built in cupboards could be removed and a fourth bedroom could be made or a larger bathroom. Similarly with planning permission the house could be extended to the rear. This property further benefits from double glazing, gas central heating, secluded rear garden with side access, integral garage plus driveway.

### OUTSIDE

The garden has been lovingly cared for over the years and is extremely well presented. There are attractive beds and borders and is mainly laid to lawn providing a perfect space for children to play, entertainment and summer barbeques. There is also a driveway leading to the garage at the front of the property.







**Buses**

6 minute walk



**Shops**

Tesco Express  
10 minute walk



**Trains**

Horsham – 1.8 miles  
Littlehaven – 0.9 miles



**Airport**

Gatwick  
12.6 miles



**Roads**

M23  
5.1 miles



**Sport & Leisure**

Pavilions in the Park  
2.1 miles



**Rental Income**

£1,750 pcm



**Schools**

St Robert Southwell  
Littlehaven Infant School  
The Forest School  
Millais



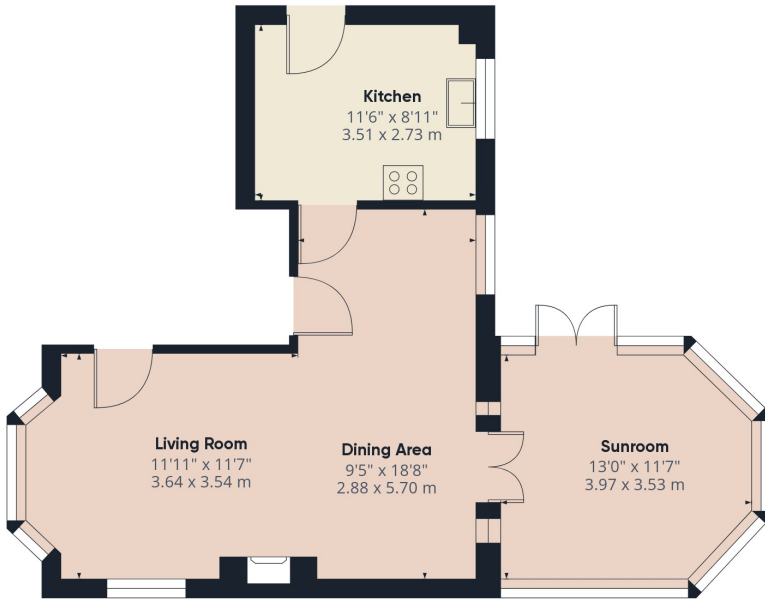
**Fibre Broadband**

Up to 132 Mbps



**Council Tax**

Band E

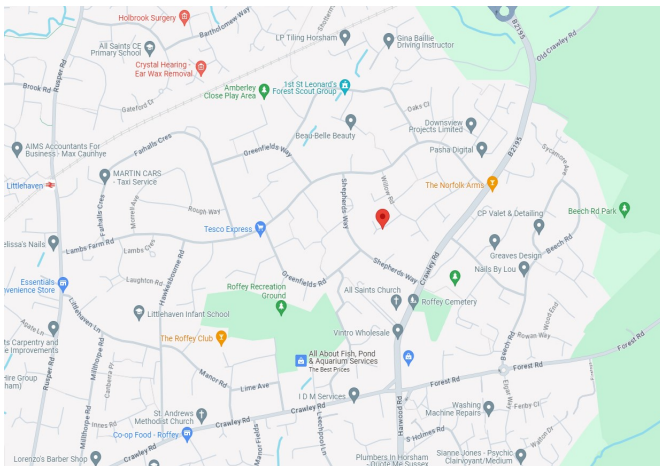


Ground Floor



Floor 1

Map Location



Total Approximate Floor Area

Tbc / tbc

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(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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