



5 Bartholomew Way
 Horsham, West Sussex, RH12 5JL
 Offers In Excess Of £600,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

5 Bartholomew Way, Horsham, West Sussex, RH12 5JL

Courtney Green are pleased to be offering for sale this spacious and much improved detached family residence featuring a beautiful orangery and extended annexe style accommodation. Very well presented throughout, the accommodation comprises, on the first floor, a principal bedroom with en-suite shower and dressing area, two further double bedrooms, one of which also has an en-suite shower room, and a family bathroom. On the ground floor, the entrance hall with a cloakroom gives access to a comfortable living room with a log burner. Now centrally located within the house is a good-sized and well-fitted Shaker style kitchen with built-in appliances, off which is the superb orangery with large double-glazed fittings and a feature lantern skylight. Also off the kitchen is a former garage which has been converted into a utility/family room, off which is a sun room/study. The property features engineered Oak flooring virtually throughout the ground floor together with a modern gas fired heating system to radiators and a secondary heating system providing underfloor heating to the orangery and hot water to the extended accommodation. To the rear of the property there is a lovely landscaped garden with raised decking area and pergola, together with lawn, beds and borders. A block paved area to the front provides off-road parking for up to three vehicles. The vendor's sole agent Courtney Green strongly recommends an internal inspection to appreciate the size and finer qualities of this delightful family residence.

The accommodation comprises:

Frosted stained-glass **Front Door** to

Entrance Hall Radiator, cloaks cupboard.

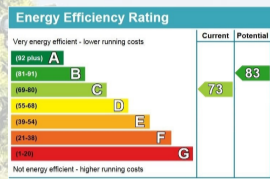
Cloakroom Vanity unit with inset wash hand basin having chromium mixer tap and cupboard under, back to wall WC, shelved display recess, radiator, extractor fan.

Sitting Room Double-glazed bay fronted aspect, radiator, fireplace recess with log burner, raised hearth and wooden surround, rear aspect.

Kitchen Double-glazed front aspect. Fitted with a wide range of base and wall mounted cupboards and drawers with soft closing features finished in a grey Shaker style, sparkle effect granite worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with brushed metal monobloc tap, coloured ceramic tiled splashback, Neff touch control electric hob, stainless steel filter over, inset Oak worktop surface with Bosch electric oven under, integrated Indesit dishwasher, CDA combination oven with plate warmer below, space for a fridge/freezer, designer radiator, downlighting and pelmet lighting, vinyl flooring, cupboard housing concealed gas fired boiler.

Utility & Study Fitted with a range of Shaker style units with Oak worktop surfaces incorporating a single drainer sink with chromium monobloc tap, space and plumbing for washing machine, boiler cupboard housing Worcester gas fired boiler, utility cupboard. Opening to Study with double glazed bay front aspect, radiator.

Council Tax Band— F



Sun Room Double-glazed with radiator, Oak flooring, frosted double-glazed door to outside, downlighting.

From the Kitchen glazed double doors open up to a fabulous **Orangery-Style Family Room** having double-glazed French doors opening to the garden, plantation shutters, under floor heating, two electric radiators, feature lantern skylight with electric blind, downlighting.

From the **Entrance Hall** a turning staircase rises to the

First Floor Landing With feature double-glazed arch window and further double-glazed rear aspect, double width cupboard, radiator, half step to further landing with loft hatch and airing cupboard.

Bedroom 1 Double-glazed front aspect, radiator. Opening to **Dressing Area** with double-glazed rear aspect, radiator, double width wardrobe cupboards with sliding doors. **En-suite Shower Room** comprising vanity unit with inset wash hand basin, chromium mixer tap, mirror, cabinet with light and shaver point, Quadrant shower cubicle with Mira digital shower control, wall bracket and hand shower, low level WC with concealed cistern, mirrored cabinet, extractor fan, porcelain tiled walls, white towel warmer.

Family Bathroom Frosted double-glazed front aspect fitted with a white suite comprising panel bath with chromium mixer tap, Mira digital shower control with wall bracket and hand shower, vanity shelf with back to wall WC, vanity unit with inset wash hand basin, chromium mixer tap, cupboard under, mirror cabinet with light and shaver point, tiled walls and flooring, white towel warmer, extractor fan.

Bedroom 2 Double-glazed rear aspect, radiator, loft hatch, door to

En-Suite Shower Room Frosted double-glazed front aspect. Oversized shower cubicle with Mira digital shower control with wall bracket and hand shower, tiled walls, vanity unit with inset wash hand basin, chromium mixer tap and cupboard under, low level WC with concealed cistern, white towel warmer, mirror and light extractor fan.

Bedroom 3 Double-glazed front aspect, two double width wardrobe cupboards, radiator.

OUTSIDE

At the front of the property there is a wide area of block paved hard standing providing off-road parking for up to three cars with bin store area and outside tap, Laurel and Rhododendron hedging. A canopied porch and steps lead to the front door. Gated access to the side with paved path leads to the rear garden which comprises area of full width paved patio with raised timber decking and balustrade, covered Pergola having side pull-out screens, gazebo style bench seating, timber garden shed with power. The garden comprises an area of lawn with stone shrub beds and stepping stones, outside lighting, outdoor power socket. The rear garden enjoys a lovely Westerley aspect.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

