



14 Danehurst Crescent
 Horsham, West Sussex, RH13 5HS
 Price £1,100,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to bring to the market this exceptional four bedroom detached chalet bungalow, situated in a convenient and desirable cul-de-sac, within the Millais and Forest schools' catchment area and within half a mile of Horsham railway station. Having purchased the property in 2016, the current owners have transformed this home with an extensive and uncompromising schedule of works. The finished result is a beautifully presented and highly specified, individual home, with versatile accommodation set over two floors. On the ground floor there is a large and welcoming entrance hall, a stunning open plan kitchen/dining/family room with a bespoke fitted kitchen by PD Kitchens, a large double bedroom/snug with French doors to the rear garden, a further large double bedroom/study, a second sitting room/music room with bi-folding doors to the rear garden, a utility room, a cloakroom and a large integral garage. On the first floor there is a spacious principal bedroom with bespoke fitted wardrobes and a luxury ensuite shower room, a further double bedroom with fitted wardrobes and a family bathroom. Outside, there a wonderfully private, landscaped rear garden, and to the front is a driveway, providing off road parking. Heating and hot water are provided by a gas fired boiler with underfloor heating on the ground floor and radiators on the first floor. Viewings are strongly recommended to appreciate this properties finer details.

The accommodation comprises:

Composite **Front Door** with glass side panels opens to the

Entrance Hall

A bright and welcoming entrance hall with Karndean flooring, downlighting, low level metre cupboard, stairs with glass balustrade rising to the first floor landing, understairs storage cupboard housing underfloor heating manifold, and walnut internal doors to all rooms.

Cloakroom

Comprising a low level w.c with dual flush, vanity wash hand basin with mixer tap over and storage below, heated towel radiator, half height wall tiling, downlighting and extractor fan.

Open Plan Kitchen/Dining/Family Room

This expansive room is the central hub of the home, with dual bi-folding doors to the rear garden, a continuation of Karndean flooring, downlighting throughout, and door to the snug. The stunning bespoke kitchen has been cleverly designed and comprises a range of eye and base level cabinets and drawers finished in a combination of walnut effect and gloss white doors with complementing black quartz worktops, inset Franke sink with mixer tap over and worktop routed drainer, integrated fridge freezer, integrated AEG electric double oven with plate warming drawer, integrated dishwasher, integrated Siemens five burner gas hob with AEG extractor over, Karndean large format floor tiling, downlighting, side and front aspect windows and a continuation of worktops creating a breakfast bar.

Utility Room

With space for washing machine and tumble dryer, eye and base level cabinets with worktops over, Belfast sink with mixer tap, limestone tile splashbacks, side aspect window, heated towel radiator, floor to ceiling wall tiling, downlighting and extractor fan.

Snug/Bedroom 4

Currently used as a snug, this versatile room could also be used as a bedroom, with Karndean flooring, front aspect window, media point and French doors opening to the rear garden.

Study/Bedroom 3

With large front aspect window, Karndean flooring and media point.

Integral Garage

A large integral garage with powered roller door, lighting, wall mounted Worcester Bosch gas fired boiler.

Sitting/Music Room

Previously two separate rooms, this large reception room has a bespoke picture window overlooking the garden, bi-folding doors, Karndean flooring and media point.

From the entrance hall, stairs rise to the **First Floor Landing**, where there is a Velux window, glass balustrade and doors to

Principal Bedroom

A spacious principal bedroom suite with bespoke fitted wardrobes, which also provide access to additional eaves/loft storage, dual rear aspect windows, front aspect window, radiator and door to ensuite shower room.

Ensuite Shower Room

A luxury shower suite comprising a low level w.c with dual flush, bidet, vanity wash hand basin with mixer tap over and storage below, oversized corner shower cubicle, heated towel radiator, downlighting, extractor fan and Velux window.

Bedroom 2

A large double bedroom with bespoke fitted wardrobes, front aspect window and radiator.

Family Bathroom

Comprising an enclosed panel bath with bath mixer tap and handheld shower attachment, low level w.c with dual flush, vanity wash hand basin with mixer tap and cabinet surround with inset mirror, airing cupboard housing pressurised hot water tank.

OUTSIDE

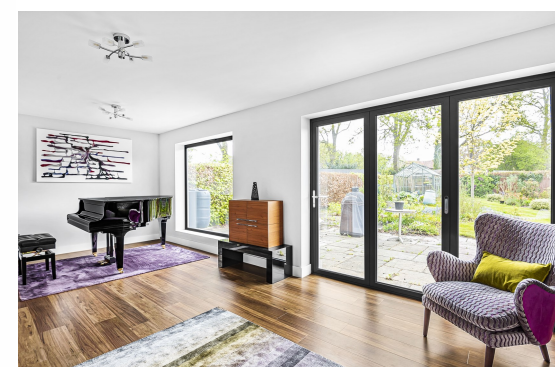
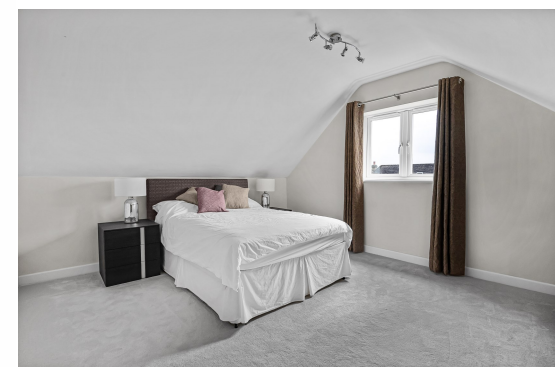
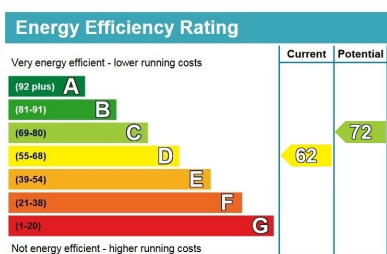
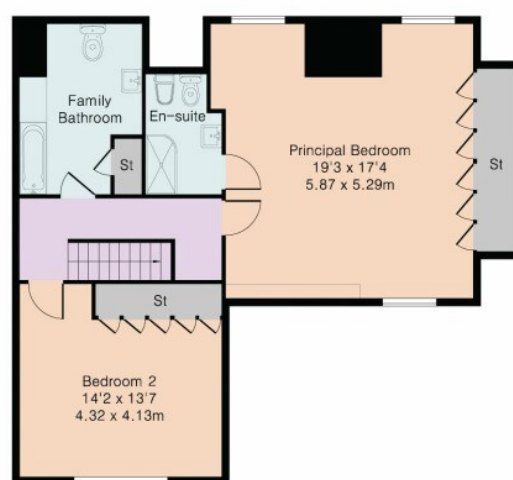
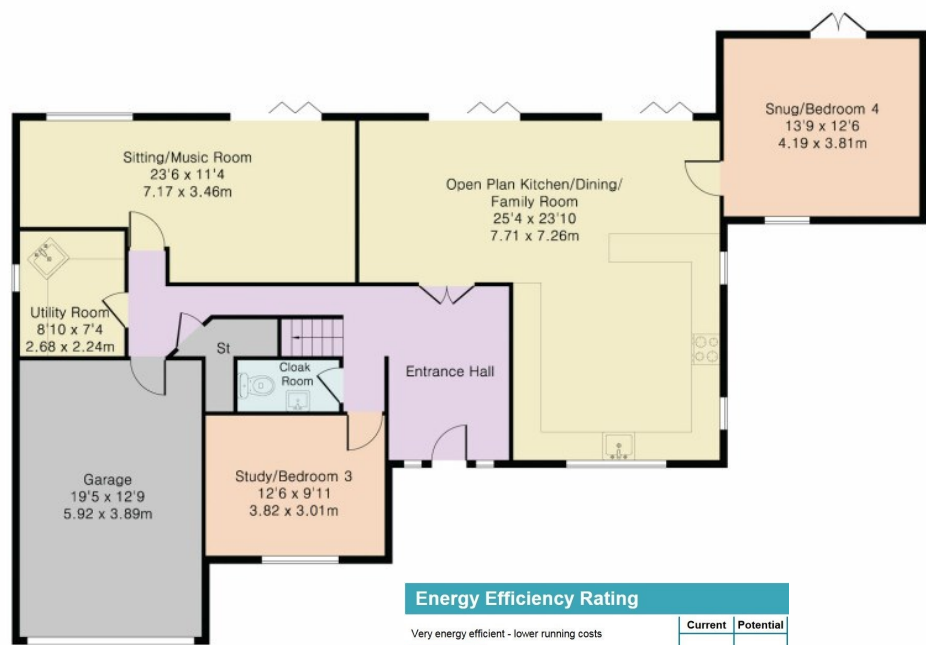
To the front of the property is a generous block paved driveway which provides off road parking and accesses the garage. A block paved pathway leads to the covered front door and meanders through well stocked border planting to an arched side access to the rear garden. The rear garden is a delight, being wonderfully secluded and encompassing an approximate 1/4 of an acre plot. It is mainly laid to lawn with well stocked and mature planted borders, a Sandstone patio, a pond, raised vegetable planter, greenhouse, timber shed and established border hedge.

Council Tax Band— G

Ref: 24/5605/02/05

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.

Approximate Gross Internal Area 2377 sq ft – 220 sq m
Ground Floor Area 1587 sq ft – 147 sq m
First Floor Area 790 sq ft – 73 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation.

