



47 Woodlands Way
 Southwater, West Sussex, RH13 9TF
 Guide Price £575,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to bring to the market this three bedroom detached bungalow, presented in good order throughout and located in an enviable position within this popular residential road. The property is approached via a tree lined driveway which provides a pleasant outlook, parking for numerous cars, and access to the garage. The accommodation in brief comprises an entrance hall, a cloakroom, a shower room, two double bedrooms, a single bedroom, an open plan sitting/dining room, a fitted kitchen and a large conservatory. Southwater village centre provides a range of shopping facilities including a local supermarket, library, bank, pharmacy and food outlets. There are excellent local schools include Castlewood Primary School, Southwater Infant & Junior Academies, with The Weald comprehensive school in Billingshurst, Tanbridge House secondary school in Horsham, and Pennthorpe (mixed) and Farlington (girls) private schools all a short car journey away. The picturesque Country Park provides water sports facilities, and the recently finished sports centre has an all-weather football pitch, a cricket pitch and tennis courts. There are wonderful woodland walks along the Downs Link with routes stretching as far afield as Guildford and the south coast. Equally accessible is the larger market town of Horsham with a wider variety of shops and leisure activities. There are main line railway connections at Christ's Hospital and Horsham both 2½ miles distant. There is also excellent road access via the A24 to the surrounding area and motorway network.

The accommodation comprises:

Entrance Hall With fitted coir mat, radiator, cupboard housing hot water tank with shelving above, and doors to all rooms.

Cloakroom Low-level WC with dual flush, wall hung wash hand basin, heated towel rail, obscured side aspect window.

Sitting Room A spacious sitting room with sliding doors accessing the conservatory, radiator, large store cupboard housing Worcester Bosch boiler, and door to kitchen.

Kitchen The kitchen comprises a range of eye and base level cabinets and drawers, with contrasting worktops over, stainless steel sink with mixer tap, integrated electric oven with four burner electric hob and extractor hood over, space for fridge and freezer, space for dishwasher, space for washing machine, tiled splashback, glass fronted display cabinet, under cabinet lighting, side aspect window, door to conservatory.

Conservatory A part brick, part UPVC construction conservatory spanning almost the full width of the property and providing a large additional reception space with parquet effect flooring, French doors opening to the garden, multiple power points and fitted blinds.

Bedroom 1 A large double bedroom with front aspect, leaded window, radiator, bed surround fitted wardrobe and storage.

Bedroom 2 A further double bedroom with front aspect leaded window and radiator.

Bedroom 3 With front aspect leaded window and radiator.

Shower Room A modern shower suite comprising a corner shower cubicle with shower mixer and wall mounted shower attachment, low-level WC with dual flush, wash hand basin with mixer tap, heated towel radiator, vanity light, obscured side aspect window, floor to ceiling wall tiling, wood effect flooring and extractor fan.

OUTSIDE

To the front of the property is a large driveway providing parking for numerous cars, and accessing the single garage, which has an electric roller door, power and lighting.

To the rear is a wonderfully private garden which has been beautifully landscaped with a York stone retaining wall and steps rising to a two tier lawn with mature shrub borders. There is a paved seating area to the rear, timber shed and paved patio.

Council Tax Band—D

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.

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