



4 Fountain Place
 Horsham, RH12 4DU
 Guide Price £730,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

4 Fountain Place, Horsham RH12 4DU

Courtney Green are delighted to bring to the market this handsome, double fronted, four bedroom detached family home, located in an exclusive cul-de-sac of just five homes, a short walk from Littlehaven train station and built by Whelan Homes in 2017. Whelan Homes are renowned for their focus on high specification, boutique developments, with a focus on quality over quantity. This can be seen in the attention to detail throughout, the finishes used and the uncompromising approach to this homes design. The well proportioned and immaculately presented accommodation comprises a spacious entrance hall, a bright and airy triple aspect sitting/dining room, a high specification fitted kitchen with integrated appliances, a utility room, a study and a cloakroom making up the ground floor. On the first floor there is a large principal bedroom with fitted wardrobes and an en-suite shower room, two further large double bedrooms with fitted wardrobes, a fourth single bedroom, and a family bathroom. Outside, there is an oak framed double garage with electric roller doors, a block paved driveway providing off road parking for multiple cars, and to the rear is a wonderfully landscaped garden which wraps around the property giving space to each boundary, and enjoys a sunny South-Westerly aspect. The vibrant market town of Horsham is less than 1.5 miles and offers a unique blend of historic charm and modern amenities. The bustling high street is home to a fantastic array of shopping facilities, "Eat Street" as it's known locally has a broad range of restaurants and cafés, and those with a creative persuasion will delight in the plethora of arts and cultural events that take place each year. Transport links include the mainline train station which affords direct routes to London and to the coast, with Gatwick airport being less than a 20 minute drive. Parents are spoilt for choice with schooling options with the property falling within the catchment areas of the recently opened Bohunt Academy School, and the highly regarded Forest & Millais secondary schools. For lovers of the great outdoors, Horsham is surrounded by some of the Souths' most spectacular countryside, with activities ranging from scenic country walks, to adrenaline fueled mountain bike trails all within easy reach. Viewings are strongly recommended to appreciate this property's finer details.

Entrance Hall

An unusually spacious entrance hall with fitted entrance mat, stairs rising to the first floor landing, radiator, downlighting, large under stair cupboard housing electricity fuse board and internet point, doors to kitchen, sitting room, and study.

Sitting Room/Dining Room

A bright and airy triple aspect room with front aspect bay window and dual side aspect windows, multi fuel burner with stone hearth and oak surround, two radiators, opening to dining area with French doors opening to the rear garden.

Study

A versatile room which is currently used as a snug but could be used as a study with front aspect bay window, radiator, downlighting, and pull-out desk.

Kitchen

The high specification kitchen comprises a range of eye and base level cabinets and drawers with complementing granite worktops over, stainless steel inset sink with worktop routed drainer and mixer tap over, integrated Bosch double ovens with five burner gas hob and extractor hood over, stainless steel splashback, Siemens integrated microwave oven, Integrated full height Bosch fridge and freezer, integrated Bosch dishwasher under cabinet lighting, part vaulted ceiling with large Velux window, rear aspect window overlooking garden, downlighting, tiled floor, and door to utility room.

Utility Room

With matching eye and base level cabinets, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, wall mounted Worcester Bosch gas fired boiler, downlighting, extractor fan, tiled floor, radiator, and door to rear garden.

Cloakroom

With low-level WC, wall hung wash hand basin, heated towel radiator, obscured side aspect window, down lighting, extractor fan, half height wall tiling, tiled floor.

From the Entrance hall stairs rise to the **First Floor Landing** where there is a large airing cupboard housing the pressurised hot water tank, a drop-down hatch accessing the loft, downlighting, radiator, and doors to all rooms.

Principal Bedroom

A large principal bedroom suite with triple fitted wardrobes with mirrored sliding doors, dual aspect front and rear windows, radiator, and door to en-suite shower room.

Luxury En-suite Shower Room

Comprising an oversized walk-in shower with shower mixer, wall mounted shower attachment, glass sliding door, low level WC, wash hand basin with mixer tap, heated towel radiator, mirrored bathroom cabinet, shaver point, obscured side aspect window, downlighting, extractor fan, half height wall tiling, tiled floor.

Bedroom 2

A further large double bedroom with front aspect bay window, double fitted wardrobe with mirrored sliding doors, radiator, spotlight.

Bedroom 3

A double bedroom with front aspect bay window, radiator, spotlight, double fitted wardrobe with mirrored sliding doors.

Bedroom 4

A large single bedroom with rear aspect Velux window, and radiator.

Luxury Family Bathroom

Comprising an enclosed panel bath with bath mixer tap and shower attachment over, low-level WC, wall hung wash hand basin with mixer tap, heated towel radiator, obscured front aspect window, shaver point, half height wall tiling, tiled floor, downlighting, and extractor fan.

Outside

One of the stand out features is the exceptional oak framed double garage, which is rarely seen in a property of this type and has power, lighting and electric roller doors. To the front of the garage is a block paved driveway which provides off road parking for multiple cars, and to the rear is a wonderfully landscaped garden which wraps around the property giving space to each boundary, and enjoys a sunny South-Westerly aspect.

Council Tax Band—F

Ref: 24/5668/16/08

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 total area⁽¹⁾

1643.97 ft²
152.73 m²

Reduced headroom
27.99 ft²
2.6 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		83
(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

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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