



6 Uppark Gardens

Horsham, West Sussex, RH12 5JN

Offers Over £900,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

6 Uppark Gardens, Horsham, West Sussex, RH12 5JN

Courtney Green are delighted to offer for sale this superb detached family home skilfully enlarged by its previous architect owner and situated in a very well regarded close of detached houses built by Cala Homes in the 1990's. This particular example is sited on a good plot and has been extensively modernised in over the years. The accommodation briefly comprises an entrance vestibule and generous hallway with cloakroom, a triple aspect sitting room, large study and a fantastic kitchen/dining/family room with two large banks of folding doors peeling back and opening up to the garden. There is also a utility room. Upstairs, there is a lovely landing area and leads to the principal bedroom with its refitted en suite wet room, guest bedroom 2 also has an en suite wet room and there are three further bedrooms and a beautifully refitted bath/shower room. Outside, the rear garden enjoys a good degree of privacy and has been well landscaped into three very different "rooms". There is also a detached double garage with parking to the front. There is a pressurised hot water system with heating to radiators and the windows have been replaced with double glazed units. This really is a fantastic family home in a great location and viewings are strongly recommended with the vendors' sole agents, Courtney Green.

Large Covered Entrance Area Outside light point, front door with double glazed obscured panels leading to Entrance Vestibule With large fitted door mat, radiator, spot light and coving. Glazed double doors open to the

Entrance Hall With engineered oak floor, stairs to the first floor, radiator, attractive archway, coved ceiling, two spot lights, thermostat, useful cupboard with hanging rail also housing the Worcester Bosch gas fired boiler. Door to

Cloakroom Close-coupled w.c., wall mounted wash hand basin with tiled splashback, radiator, two spot lights, door to under stairs storage cupboard with light and power points.

Sitting Room With glazed double doors from the hall and double glazed window to the front, two to the side and double glazed sliding patio doors to the garden. Engineered oak floor, contemporary fireplace with composite hearth/inset and gas fire, two double radiators, t.v. aerial point, telephone point, coving.

Study With continuation of the engineered oak flooring, double glazed bay window to the front, feature corner double glazed window and additional to the side, double radiator, telephone point, coving.

Stunning Kitchen/Dining/Family Room With porcelain floor throughout (thermostatic under floor heating in the Family/ Dining Room). The **Kitchen** is well fitted in a modern range of eye and base level storage cupboards with soft-close doors and matching drawers/pan drawers with contrasting work surfaces with a large peninsular. Inset Franke sink unit with large drainer and contemporary monobloc tap, eye level Neff double oven grill with adjacent pull-out pantry store, Neff five burner wok hob with stainless steel suspended filter/light above, integrated Baumatic dishwasher, large recess with water supply for American style fridge/freezer, numerous ceiling and countertop spot lights, double glazed window to the side, some wall tiling, large opening to the **Dining/Family Room** With three and five door double glazed hardwood Sunflex folding doors bringing the outside in to the rear and side, additional double glazed window to the side, store cupboards in the peninsular divide, further spot lights, thermostat for under floor heating control, two wall light points.

Utility Room With matching units as the Kitchen, worktop with inset stainless steel circular sink with Blanco mixer tap, porcelain floor tiles, radiator, plumbing and space for washing machine, spot light, extractor fan, double glazed window and door to the outside.

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.

From the **Entrance Hall** the turning staircase rises to a **First Floor Landing** With arched double glazed window to the rear, galleried balustrade, hatch with ladder to loft space, coving, spot lights, radiator, linen cupboard with electric radiator, doors to each room.

Principal Bedroom With an arched entrance area and fitted sharps wardrobes, hanging rails and shelving. Front aspect double glazed window, radiator, telephone point, t.v. aerial point, coving, door to

Luxurious En Suite Wet Room The wet shower area with mosaic floor and wall details and Impey drain, exposed thermostatic shower valve with adjustable rail, fully tiled walls and flooring with thermostatic under floor heating, vanity style wash hand basin with cupboard beneath and large fitted mirror above, w.c. with concealed cistern and display ledge over, obscured double glazed side window, shaver point, designer coil towel warmer.

Guest Suite Bedroom 2 This stunning room has a semi-vaulted ceiling with two double glazed Velux windows, fitted sharps wardrobes, double glazed side window, radiator, laminate flooring, spot lighting, t.v. aerial point, door to

Luxurious En Suite Wet Room 2 The wet shower area with mosaic floor and wall details and Impey drain, exposed thermostatic shower valve with adjustable rail, tiled walls and flooring with thermostatic under floor heating wash basin with chrome mixer tap/towel rail, w.c. with concealed cistern and cupboard, display ledge with mirror above, chrome towel warmer, shaver point, partly vaulted ceiling with double glazed Velux skylight, spot lights.

Bedroom 3 With double glazed front window, radiator, double wardrobe with mirrored sliding doors, laminate flooring, coving.

Bedroom 4 With double rear glazed window, radiator double wardrobe with mirrored sliding doors, coving, t.v. aerial point.

Bedroom 5 With double glazed front window, radiator, laminate flooring and coving.

Stunning Family Bath/Shower Room This beautifully re-configured space features a wet shower area with mosaic glass floor and Impey drain, contrasting wall tiling along with an exposed shower valve and adjustable showerhead, Jacuzzi style bath with central mixer tap and hand held shower attachment, close-coupled w.c., vanity style wash hand basin with cupboards beneath, floor tiling with thermostatically controlled under floor heating, fully tiled walls with large fitted mirror, obscured double glazed window to the side, light pipe, numerous spot lights, chrome towel warmer, fitted store cupboards.

OUTSIDE

The property has a generous frontage with raised planting area with gravelled in-fills, pathways leading to the front. There are gated accesses on either side of the property.

Detached Double Garage Of brick construction with a pitched roof providing a large and useful storage area, two up and over doors to the front, double glazed window and double glazed door to the garden, lighting and power. Driveway parking space to the front.

Rear Garden About 30ft by 67ft wide, the garden has been landscaped into three zones. Adjacent to the garage side door is a gravelled area with raised "veg" beds, a brick patio, a greenhouse and pergola. Accessed from the Family/Dining Room is a curved patio to the rear and side with an area of lawn and with steps leading down to a sunken patio. To the far left hand side there is a less formal area with chipped bark, shrubs and small trees. The garden enjoys a good degree of privacy and there are outside power points, light points and a tap. There is also a 2 person cedar wood electric sauna accessible from the patio area.

Council Tax Band—G

Approximate Gross Internal Area 2203 sq ft – 204 sq m

Ground Floor Area 952 sq ft – 88 sq m

First Floor Area 937 sq ft – 87 sq m

Garage Area 314 sq ft – 29 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient – higher running costs			
England & Wales		74	80

