



Redlands

Horsham Road, Handcross, RH17 6DH



Mark Reville & Co

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£625,000

This most attractive detached double fronted chalet style residence has been thoughtfully enlarged into the loft space to create an exceptionally spacious family home. The bright, well presented and versatile accommodation has the benefit of gas central heating and double glazing and incorporates 4 double bedrooms, two at first floor level one of which is currently being used as a recreation room featuring a velux roof balcony system, 2 luxury refitted shower rooms, a fine sitting room with open fireplace and bi-fold doors to a dining room, garden room, a well fitted kitchen/breakfast room and useful utility room. The property enjoys a delightful well stocked south facing rear garden and at the front a private drive provides access to parking with space for 4-5 vehicles.

Redlands occupies a much favoured village location backing onto allotments and within a short walk of the village High Street which offers a range of shops, amenities, primary school and recreation ground. The renowned National Trust Nymans Gardens (residents can apply for a pass) is at the southern edge of the village and the A23 is close at hand providing a direct route to the motorway network. There are several well regarded schools in the locality catering for all age groups, Gatwick Airport is 10.3 miles to the north, the towns of Haywards Heath (7.2 miles) Crawley (4.6 miles) and Horsham (6.5 miles) all offer a comprehensive range of shops, array of restaurants, leisure facilities and a mainline station.



GROUND FLOOR

Recessed Porch Hardwood panelled front door flanked by stained glass leaded light windows to:

Hall 21'6" x 5'1" (6.57m x 1.55m) Built-in airing cupboard housing Gledhill stainless steel hot water tank. Arched recess ideal as coat hanging space. Radiator. Dado rail. Parquet wood block flooring.

Lobby Useful understairs cupboard.

Dining Room 12'9" x 8'1" (3.90m x 2.47m) Timber fireplace surround. Double glazed window with plantation shutters. Wood effect laminate flooring. Glazed bi-fold doors to:

Sitting Room 16' x 12'11" (4.88m x 3.96m) A fine room with most attractive period style fireplace with tiled insert, electric coal effect fire, polished stone hearth. 2 double glazed arched windows. TV aerial point. Radiator. Wood effect laminate flooring. Double glazed bi-fold doors to:

Double Glazed Garden Room 9'11" x 8'2" (3.03m x 2.51m) Polycarbonate roof with fitted blinds. Wood effect laminate flooring. Double glazed doors to rear garden.

Kitchen/Breakfast Room 13' x 12'1" (3.96m x 3.70m) Fitted with an attractive range of shaker style units with timber work surfaces comprising deep enamel sink with mixer tap, adjacent work surfaces, cupboards including corner carousel unit and integrated dishwasher under. Peninsula breakfast bar. Range of wall cupboards, adjacent shelving. Stoves **range cooker** incorporating 2 electric ovens, grill, 5 ring gas hob with griddle, extractor hood over. Adjacent base unit and L shaped worktop, cupboards, drawer and basket storage under. Further range of wall cupboards. Wall cupboard housing Worcester gas boiler with wine rack beneath. Integrated tall **fridge** and tall **freezer**. Recessed shelving. Double glazed window. Radiator. Part tiled walls. Engineered timber flooring.

Utility Room 8'1" x 6'4" (2.47m x 1.93m) Fitted worktop, cupboards and appliance space with plumbing for washing machine and space for tumble dryer under. Range of wall cupboards. Double glazed on two sides with stable door to rear.

Bedroom 1 12'10" x 10'4" (3.92m x 3.17m) Wide double glazed leaded light bay window to front with plantation shutters. Large fitted triple wardrobe incorporating hanging rails and shelving with floor to ceiling sliding mirror doors. Radiator. Parquet flooring. Opening to lobby with wood effect laminate flooring.

En Suite Shower Room White suite comprising large walk-in shower with Aqualisa fitment, remote on/off button, glazed screen, basin with single lever mixer tap, drawers under, close coupled wc. Range of useful storage cupboards. Heated chromium ladder towel warmer/radiator. Shaver point. Double glazed window with plantation shutters. Half tiled walls. Tiled effect vinyl flooring.

Office 10' x 5'9" (3.07m x 1.75m) Double glazed leaded light window with plantation shutters. Wood effect laminate flooring.

Bedroom 2 11'6" x 9'8" (3.52m x 2.95m) Double aspect. 2 double glazed leaded light windows with plantation shutters. Radiator. Parquet wood block flooring.

Shower Room Refitted with white suite comprising walk-in shower with Aqualisa fitment, remote on/off button, glazed screen, inset basin with single lever mixer tap, adjacent top cupboards beneath, low level wc with concealed cistern. 2 heated chromium ladder towel warmer/radiators. Wall cupboard with mirror doors. 2 double glazed leaded light windows with plantation shutters. Part fully and part half tiled walls. Vinyl flooring.

FIRST FLOOR

Bedroom 3/Recreation Room 17'6" x 13'6" (5.35m x 4.12m) Double aspect. Access to deep eaves storage space. Radiator. Double glazed velux window. Velux **double glazed balcony system**. Ceiling downlighters. Door to:
Note: These 2 rooms can easily be separated if desired.

Bedroom 4 17'7" x 13'2" (5.38m x 4.02m) Double aspect. Access to deep eaves storage space on two sides. Radiator. 2 double glazed velux windows. Ceiling downlighters.

OUTSIDE

Drive and Parking to the Front Offering space for 4-5 vehicles.

Front Garden Planted with a variety of mature shrubs and evergreens.

Most Attractive South Facing Rear Garden About 40 feet (12.19m) in length. Arranged with a sheltered paved sun terrace with brick retaining wall incorporating steps to well tended level lawn enclosed by colourful well stocked herbaceous borders containing an abundance of flowers, shrubs, bushes and small trees including azaleas, acers, piers, lilac, cherry tree, evergreens, etc. Paved patio to the far corner with **greenhouse**. **Timber shed**. **Workshop** 15'7" x 7'1" (4.75m x 2.16m) with light and power. The garden is fully enclosed by established shrubs and small trees offering shelter and seclusion. Rear gate to allotments.





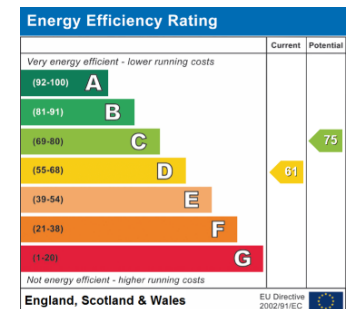
Ground Floor

Approximate total area[†]
1750.98 ft²
162.67 m²

Reduced headroom
135.84 ft²
12.62 m²



Floor 1



(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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