



Beechwood, Southwater, West Sussex, RH13 9JU



woodlands



Situated on a much sought-after location in the popular village of Southwater, this attractive four bedroom home has been significantly extended and enhanced in recent times to create a stunning family home with flexible living space.

Situated in a quiet cul-de-sac, the location is ideal for those wishing to enjoy the peaceful pace of village life, whilst having the convenience of the thriving market town of Horsham just a few minutes away by car. Southwater is a vibrant village, with excellent primary schools, a range of independent shops and places to eat. Southwater Country Park and the Downslink offer great walking and cycling routes and there is a range of wonderful facilities that the local community can make use of, including a popular leisure centre, recently completed cricket clubhouse and village hall.

Accessed by a block paved driveway with parking for several cars and a front storage area with garage door. A covered porch leads into a bright and spacious entrance hall. The ground floor accommodation consisting of a front sitting room/family room with custom made fitted cabinetry, a large open-plan living and dining room with feature gas fire and bi-folding doors leading out to the patio and rear garden. There is a guest cloakroom off the hallway, and from the main living room is a spacious, modern and fully fitted kitchen with quartz worktops, kardean flooring, built in appliances including a 5-ring induction hob, dishwasher, oven, steam oven and warming drawer. The property also benefits from a utility room with fitted units and space for freestanding appliances, and the kitchen leads on to a stunning sun room/breakfast room creating another excellent space for dining and entertaining.



From the hall, stairs lead to a very spacious first floor landing. The bedroom accommodation is equally as impressive. The principal bedroom including a fitted dressing area leading through to a beautiful en-suite shower room. There are three more bedrooms, two are large doubles, the 4th is a large single and an excellent family bathroom with separate bath and shower completing the internal accommodation.

The stunning rear garden provides a wealth of space for a family to enjoy outdoor entertaining and dining in the summer months, with dedicated patio dining areas and a BBQ/cooking area.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COVERED PORCH

ENTRANCE HALL

CLOAKROOM 5'0" x 3'02" (1.52m x 0.97m)

LIVING ROOM 11'02" x 13'08" (3.40m x 4.17m)

DINING ROOM 19'07" x 12'06" (5.97m x 3.81m)

LIVING ROOM 19'10" x 11'05" (6.05m x 3.48m)

KITCHEN 9'0" x 18'05" (2.74m x 5.61m)

SUN ROOM 10'05" x 12'02" (3.18m x 3.71m)

FIRST FLOOR

LANDING

BEDROOM ONE 16'08" x 12'01" (5.08m x 3.68m)

DRESSING ROOM 10'0" x 8'08" (3.05m x 2.64m)

BEDROOM 16'09" x 10'01" (5.11m x 3.07m)

BEDROOM 11'06" x 12'01" (3.51m x 3.68m)

BEDROOM 8'04" x 10'02" (2.54m x 3.10m)

FAMILY BATHROOM 8'04" x 9'0" (2.54m x 2.74m)

OUTSIDE

FRONT GARDEN

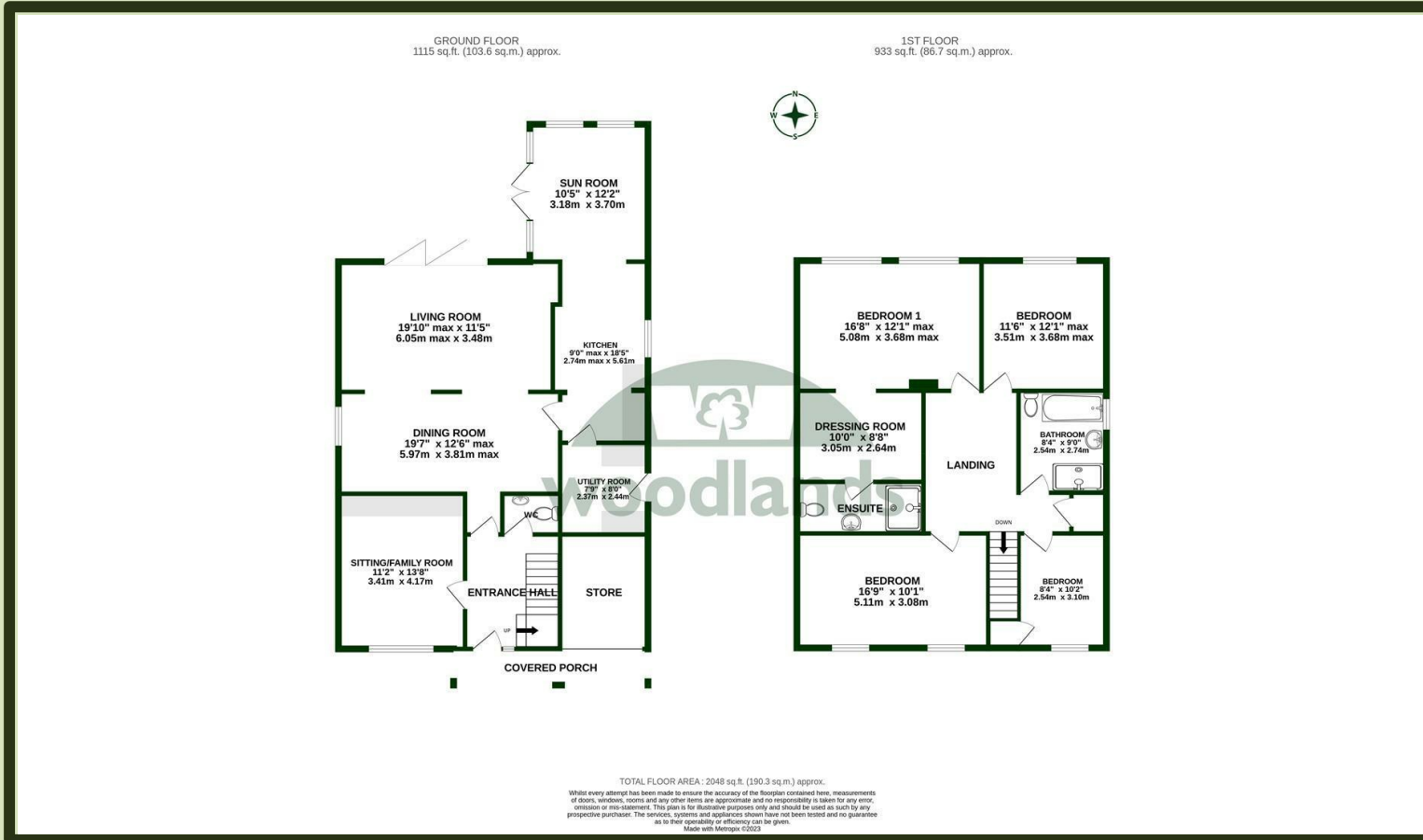
OFF ROAD DRIVEWAY PARKING

LARGE REAR GARDEN

CUL-DE-SAC LOCATION



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LOCATION: Southwater is a thriving village with the benefit of excellent infant and junior schools. The village centre boasts free parking, a Co-Operative Supermarket, Post Office, Library, Doctor and Dental Surgeries. The picturesque Country Park with café, paths and lakes is also within easy reach and has access to the 'Downs Link'. There is excellent road and rail access. The nearby town of Horsham offers a main line Station with services to Gatwick and London Bridge/Victoria, or alternatively, Christ's Hospital railway station is 3 miles distant along quiet country lanes with free parking in the lane which approaches the station. There are good national road links with the A24/A264 providing access to the M23/M25 motorway network.

DIRECTIONS: From Horsham proceed in a southerly direction along Worthing Road (A24) and at the Hooast roundabout take the first exit, following the signs to Worthing. At the next roundabout turn right into Southwater Village, go straight ahead at the roundabout and then take the fourth turning on the right into College Road. Take the first left into Woodlands Way then the second left into Beechwood.

COUNCIL TAX: Band F.

EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



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

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.