



Larkspur Way, Southwater, West Sussex, RH13 9GR



woodlands



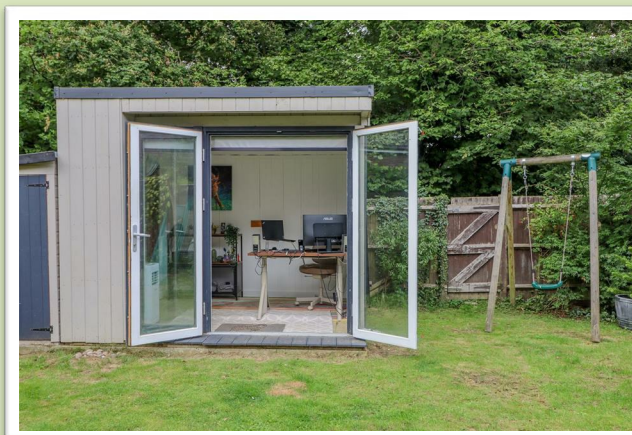
A beautifully presented and extended 4 bedroom semi detached home in one of the most sought-after locations in Southwater. Larkspur Way is an attractive cul-de-sac of executive homes and is the perfect location for a family - with access to an attractive green with children's playground and just a short walk to Castlewood Primary School. 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 popular and 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, cricket clubhouse and village hall.

Accessed by an extended block paved driveway providing parking for several cars, there is an attached garage with electric roller doors. The front door leads into a welcoming entrance hall. You quickly understand the care and thought that has gone into the presentation and style of this home, with attractive Karndean flooring throughout the ground floor, modern decorative radiators and tasteful neutral tones throughout. The ground floor accommodation consists of a guest cloakroom, a bright and spacious living room, with double doors leading through to an extended open-plan kitchen/dining room. This is the real heart of this home. With a large space for dining room furniture, and enough room to also act as a family room due to a modest extension. The kitchen is stunning- finished in modern tones with an excellent range of base and wall units, quartz worktops, and fully integrated Bosch and Neff appliances.



From the hallway, stairs lead to the first floor, with three double bedrooms and a fourth single bedroom currently used as an study. The principal bedroom benefits from a modern en-suite with walk-in shower and completing the internal accommodation is a stylish bathroom featuring travertine stone tiles, a shower unit over the bath, heated towel rail and vanity sink unit.

From the kitchen, French doors lead out to a spacious garden backing onto woodlands beyond, This is a peaceful setting to entertain on the patio, and another great feature of this home is the garden studio, providing a welcome space to meet the modern ways of home working.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR

ENTRANCE HALL 11'4 x 3'3 (3.45m x 0.99m)

CLOAKROOM 5'4 x 2'5 (1.63m x 0.74m)

LOUNGE 14'6 x 12'8 (4.42m x 3.86m)

KITCHEN/DINING/FAMILY ROOM 24'11 x 11'7 (7.59m x 3.53m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'8 x 9'7 (3.56m x 2.92m)

ENSUITE SHOWER ROOM 7'1 x 3'10 (2.16m x 1.17m)

BEDROOM TWO 16'10 x 8'3 (5.13m x 2.51m)

BEDROOM THREE 10'5 x 9'7 (3.18m x 2.92m)

BEDROOM FOUR 7'9 x 6'4 (2.36m x 1.93m)

FAMILY BATHROOM 6'8 x 6'3 (2.03m x 1.91m)

OUTSIDE

OFF ROAD PARKING

GARAGE 12'5 x 8'5 (3.78m x 2.57m)

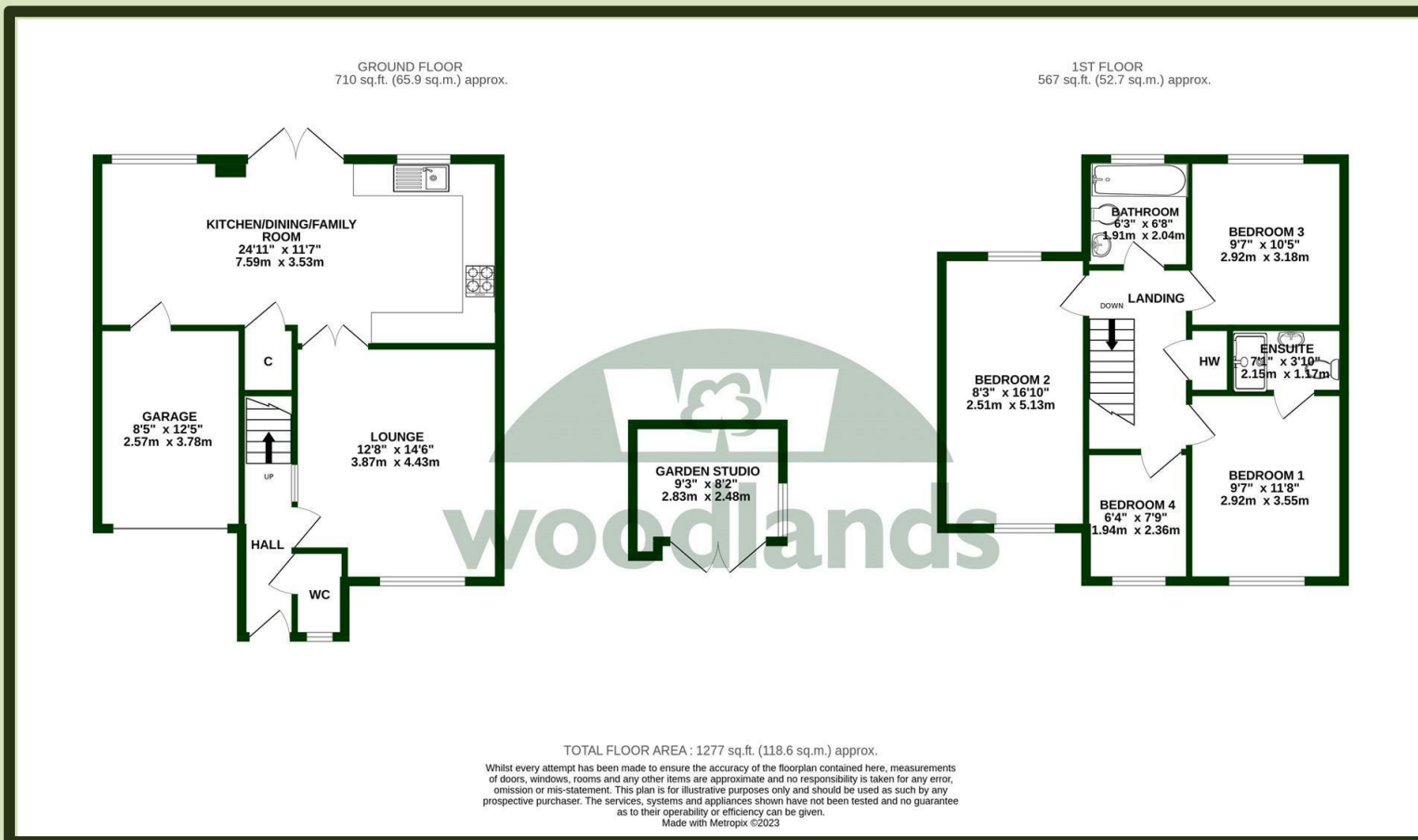
FRONT GARDEN

REAR GARDEN

GARDEN STUDIO 9'3 x 8'2 (2.82m x 2.49m)



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COUNCIL TAX: Band E.

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.

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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		73	84
(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

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