



Spinney Close, Horsham, West Sussex, RH12 4PL





Nestled within a quiet cul-de-sac in a popular setting, this beautiful modern family home offers both generous living and bedroom space.

Presented to exacting standards, the new owners are able to move straight in and enjoy everything that Horsham has to offer. With a huge range of independent shops, major high street retailers, bistro eateries and trendy bars. There are also excellent local amenities and schools, and with fast direct train links to London from nearby Littlehaven and Horsham station, you can see why so many people choose to settle down here.

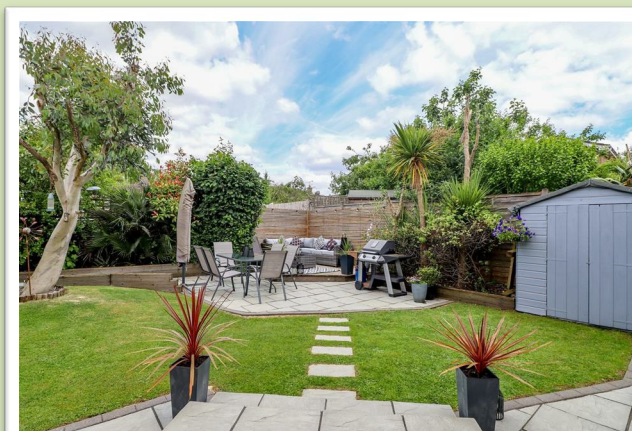
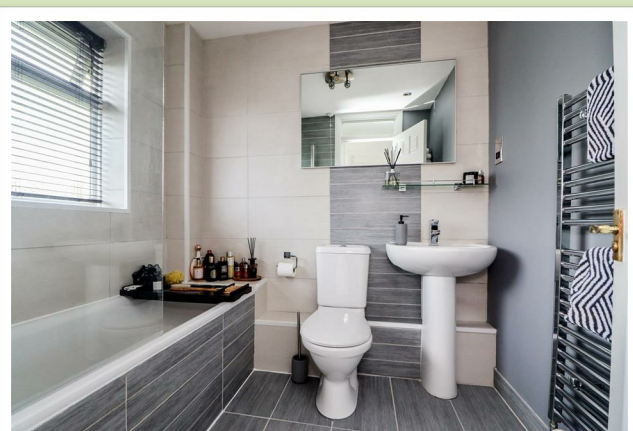
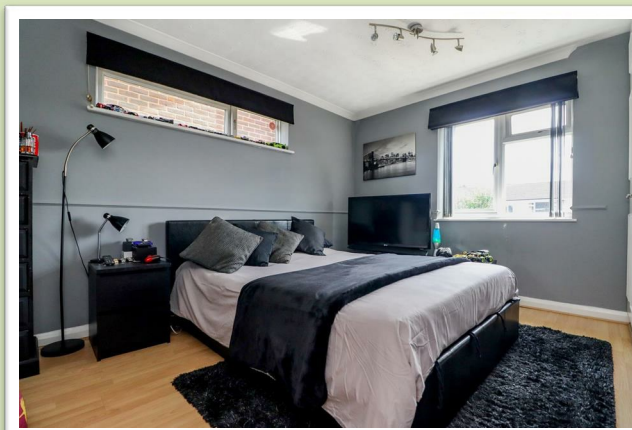
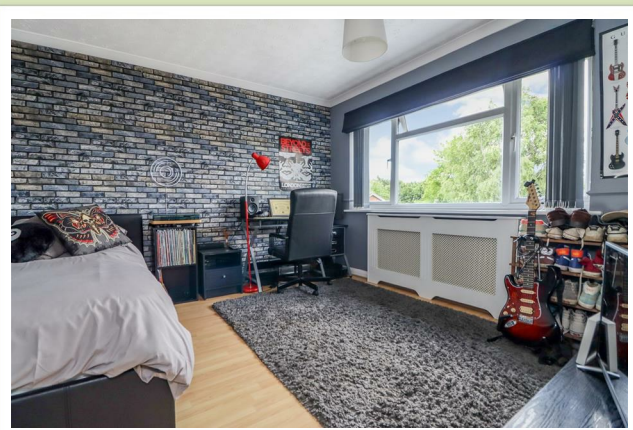
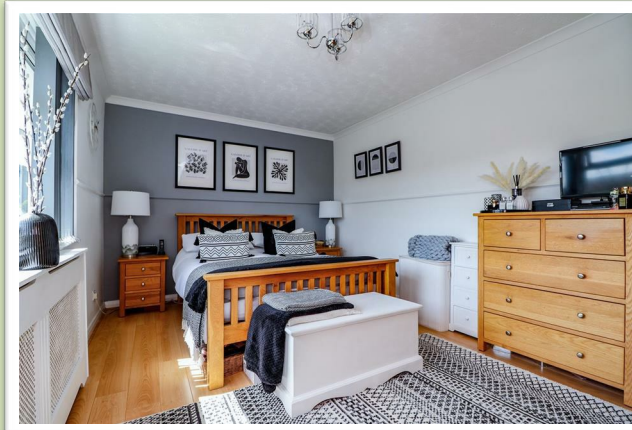
Accessed by a paved driveway that can accommodate several cars, as well as an integral garage that could be used for additional parking or perhaps converted to extra living space if desired (subject to the necessary permissions being sought). The front door leads into a large enclosed porch with plenty of room for shoes and coats and a glazed door leading into a bright and spacious entrance hall. You immediately get a sense of the quality of presentation and finish as you start to move around the property.

The ground floor accommodation consists of a large open plan living/dining room in an L-shape configuration, with fireplace and multi fuel log burner, and patio doors leading out to a well-presented conservatory providing additional seating space or could be used as a study/work space. The kitchen was recently updated with modern base and wall units, contrasting quartz worktops and a range of integrated appliances including fridge-freezer, washing machine, dishwasher, microwave and wine chiller, there is also a small breakfast bar area for informal dining. The ground floor is completed by a guest cloakroom.



From the hallway, stairs lead to a large landing space with cupboard storage, this area is filled with natural light thanks to a full-length window overlooking the rear garden. There are three spacious double bedrooms, all with fitted cupboard space. The bathroom features a power shower over the bath, heated towel rail and tiled walls and flooring.

The garden is another highlight in the fabulous home- a real entertaining space thanks to a large patio and decking area, with well kept lawns and a striking eucalyptus tree and mature plant borders.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH

HALLWAY

CLOAKROOM 3'03" x 7'03" (0.99m x 2.21m)

LIVING/DINING ROOM 18'07" x 21'04" (5.66m x 6.50m)

CONSERVATORY 12'08" x 8'08" (3.86m x 2.64m)

KITCHEN 8'09" x 11'05" (2.67m x 3.48m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'05" x 9'10" (4.39m x 3.00m)

BEDROOM TWO 11'05" x 11'02" (3.48m x 3.40m)

BEDROOM THREE 9'02" x 13'11" (2.79m x 4.24m)

BATHROOM 6'0" x 6'11" (1.83m x 2.11m)

OUTSIDE

PAVED DRIVEWAY TO THE FRONT

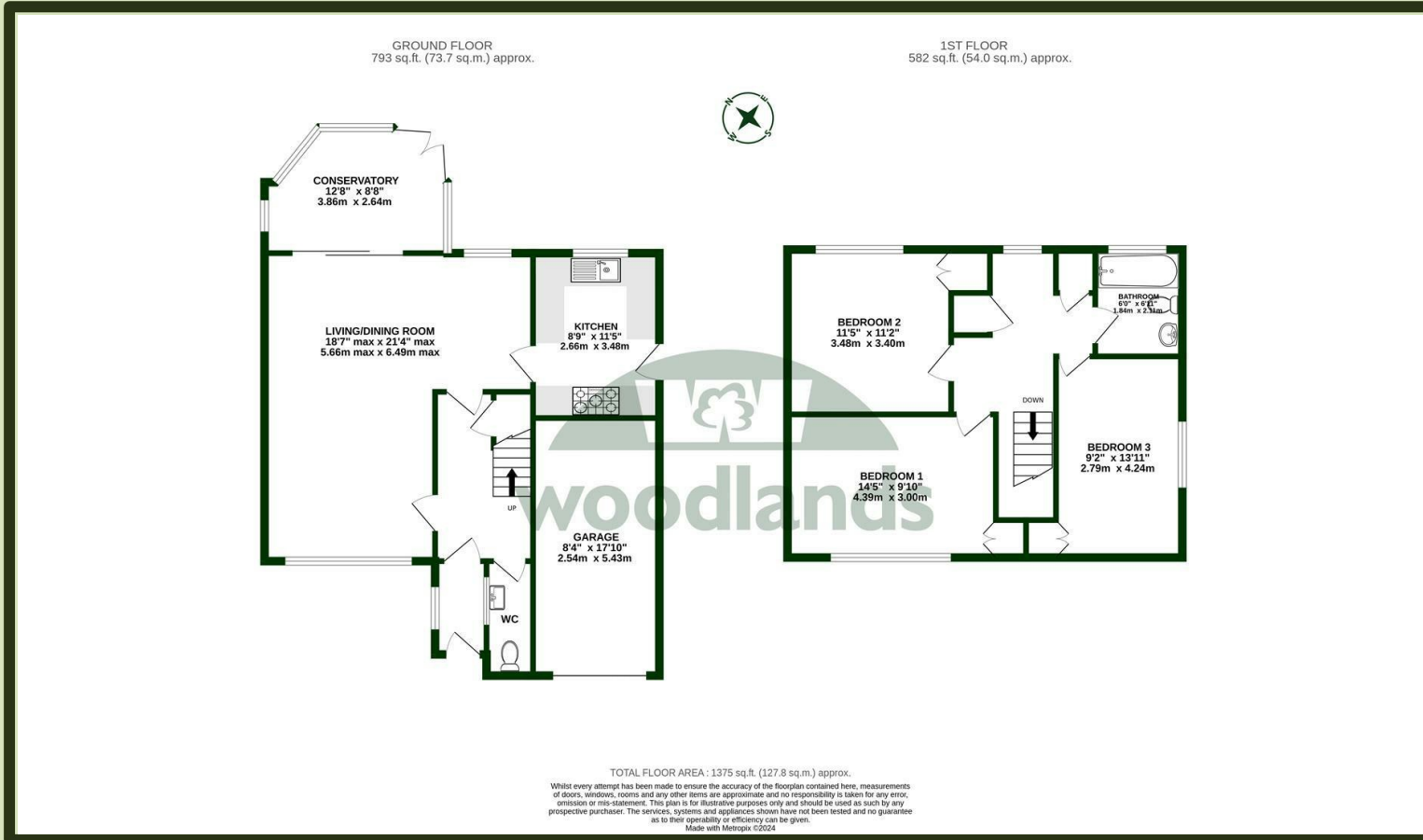
OFF ROAD PARKING FOR SEVERAL CARS

INTEGRAL GARAGE 8'04" x 17'10" (2.54m x 5.44m)

REAR GARDEN



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LOCATION: Spinney Close is situated in a popular residential area offering good access for local shops, schools and Littlehaven Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick.

The Historic Market Town of Horsham provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. There are also two mainline railway stations within the town, both with direct links to Gatwick and London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham Town centre go straight ahead at the traffic lights into North Street and at the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road and at the next roundabout take the third exit, following the signs to Crawley. Proceed to the traffic lights, and go straight ahead. Continue past the church on the left hand side then take the second turning on the left into Lambs Farm Road. Take the first right into Brushwood Road where Spinney Close can be found second turning on the left.

COUNCIL TAX: Band E.

EPC Rating: D

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			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT

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