



Wild Orchid Way, Southwater, West Sussex, RH13 9GA



woodlands



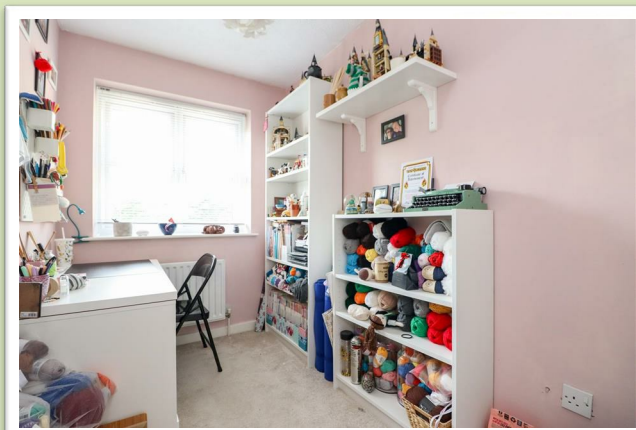
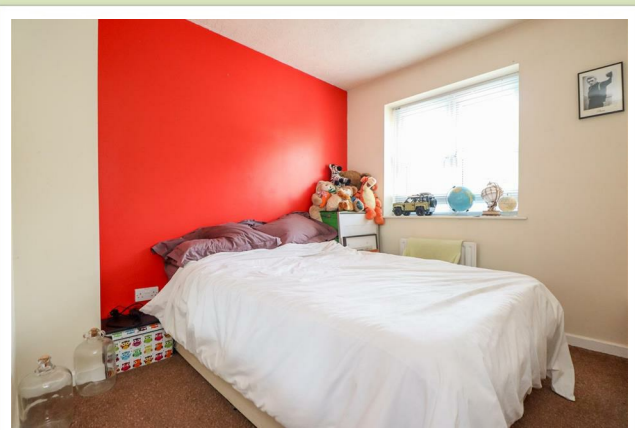
This spacious 3 bedroom semi-detached home is in a sought-after village location with planning permission in place to further extend and enhance. Wild Orchid Way is an attractive cul-de-sac of executive homes and is the perfect location for a family, being just a short walk to Castlewood primary School. The setting 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.

Accessed by a driveway with a semi-detached garage providing additional parking space, the front door leads into an entrance porch with guest cloakroom and cupboard.

To the front of the ground floor is a generous living room with stairs leading from here to the first floor. Beyond the living room is a well-appointed kitchen and dining space. With a good range of base and wall units, integrated oven dishwasher and gas hob as well as space for dining room table and chairs. The living space has been enhanced by the additional of a large conservatory, providing additional space for dining and entertaining. French doors lead out to an attractive and secluded corner plot garden, with a generous patio space, an area of lawn leading to a shed and a side door providing access to the garage. There is planning permission in place to further extend the living space (DC/24/0763)



To the first floor there are three bedrooms, two of which are doubles, the third is a single, with a family bathroom completing the internal accommodation.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 5'1 x 3'1 (1.55m x 0.94m)

CLOAKROOM 8'2 x 2'10 (2.49m x 0.86m)

LIVING ROOM 15'0 x 14'4 (4.57m x 4.37m)

KITCHEN/DINING ROOM 14'4 x 9'6 (4.37m x 2.90m)

CONSERVATORY 12'9 x 9'2 (3.89m x 2.79m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'4 x 8'9 (4.37m x 2.67m)

BEDROOM TWO 9'1 x 8'3 (2.77m x 2.51m)

BEDROOM THREE 9'5 x 5'9 (2.87m x 1.75m)

FAMILY BATHROOM 6'3 x 5'5 (1.91m x 1.65m)

OUTSIDE

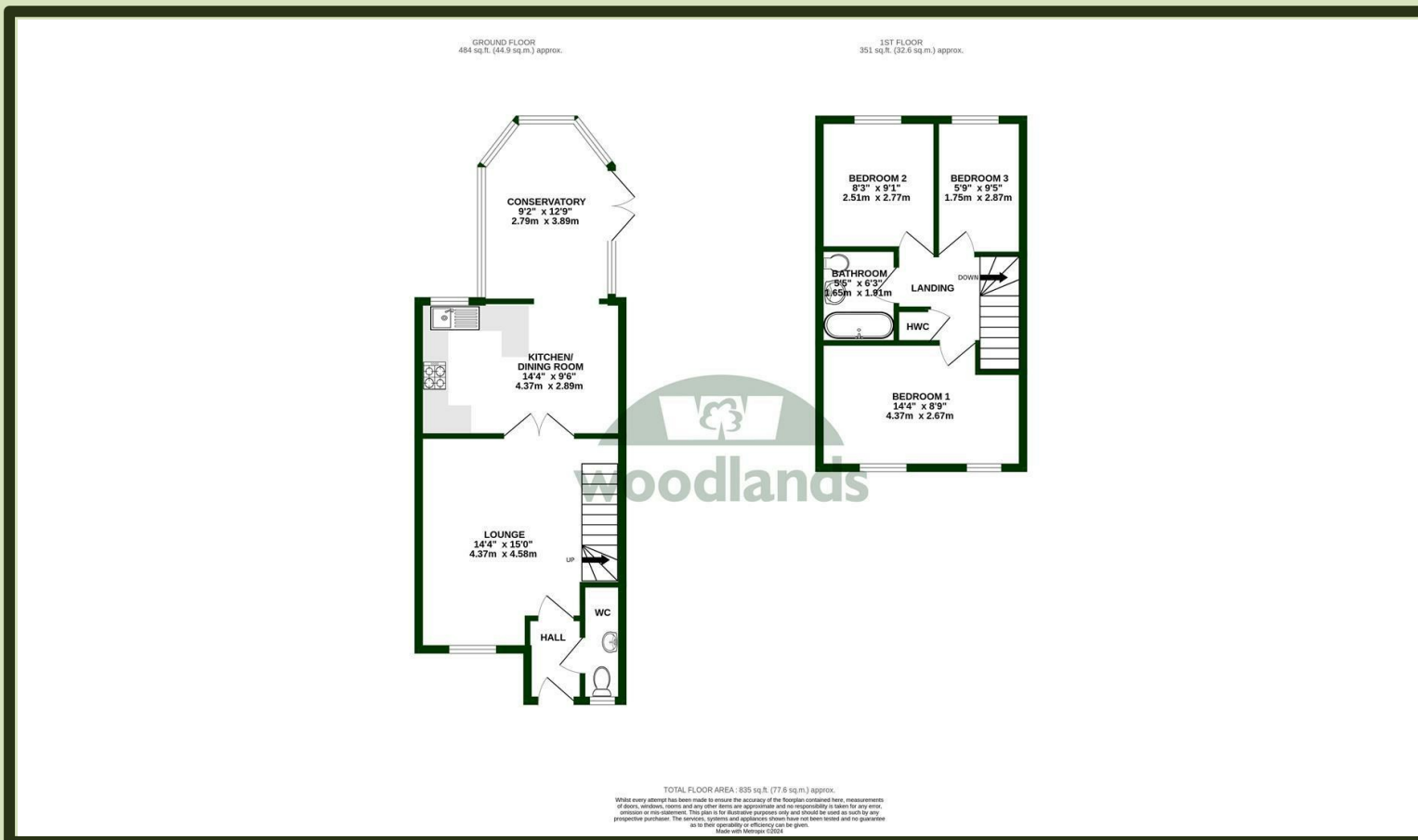
SEMI DETACHED GARAGE

DRIVEWAY

CORNER PLOT



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LOCATION: 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 Downlink 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.

COUNCIL TAX: Band D.

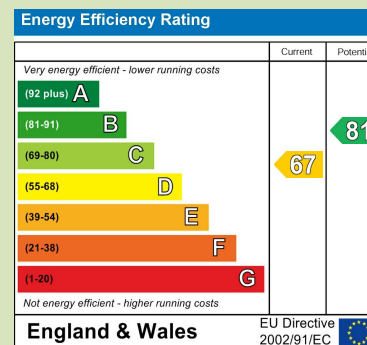
EPC Rating: D.

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.

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.



MISREPRESENTATION ACT

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