



Brambling Road, Horsham, West Sussex, RH13 6AX



woodlands



EXCEPTIONAL BRAND-NEW four bedroom detached family home built to a HIGH STANDARD of specification throughout, situated in SOUGHT AFTER LOCATION. With modern living at the forefront of this home's design, that provides space for busy professionals and family's alike.

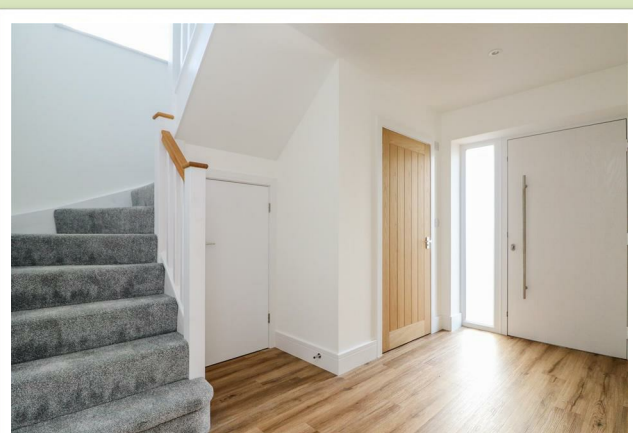
The property is set to the East of Horsham town centre, just over 1 mile from both Horsham and Littlehaven Stations with their fast, regular service to London stations. It is also conveniently positioned with quick access to the M23 providing connections to London, Gatwick, and the South Coast. In addition, there are several schools within close proximity including the highly renowned Millais Girls School, together with The Forest School, Bohunt Academy, Cottesmore Prep School and Primary Schools including Heron Way, and Kingslea. For leisure pursuits you really are spoilt for choice- with Horsham Park, both Slinfold and Cottesmore Golf & Country Club, along with Leechpool and Owlbeech woods ideal for dog walking or cycling to name just a few.

To the ground floor, the large reception hallway welcomes you, decorated in neutral tones which is a common feature throughout and leads through to the main social hub of this family home which is a fabulous open plan kitchen/dining/family room providing an ideal layout for growing families, and those who enjoy hosting. The modern contemporary kitchen is complemented with a range of integrated appliances and a sit up breakfast bar that doubles as a work preparation island which leads onto ample space for a sitting and dining area with bifold doors that open directly onto the rear garden terrace. Further space to the ground floor includes the 13ft x 15ft living room, which has a large window to the front of the property. Also, of note to the ground floor is a separate utility room with side access and cloakroom.

To the first floor, the landing provides a light and airy feel leading to four bedrooms and a luxury family bathroom fitted with modern and high-end fittings. The principal bedroom being an impressive size, boasts an en-suite shower room and ample fitted wardrobe space. Three further bedrooms complete the first floor.

Outside, there is a block paved driveway providing space for several vehicles with EV car charging point and side access to the rear garden. The secluded rear garden has been superbly landscaped with a sandstone terrace patio area which is ideal for outdoor dining. With the remainder laid to lawn and enclosed by panel fencing to all boundaries. There is also the benefit of a large side garden space with side access.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 13'05" x 15'0" (4.09m x 4.57m)

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 25'02" x 14'02"
(7.67m x 4.32m)

FIRST FLOOR

BEDROOM ONE 13'06" x 13'11" (3.96m x 4.24m)

EN-SUITE SHOWER ROOM 7'04" x 4'06" (2.24m x 1.37m)

BEDROOM TWO 9'08" x 9'11" min (2.95m x 3.02m min)

BEDROOM THREE 8'09" x 10'08" (2.67m x 3.25m)

BEDROOM FOUR 6'09" x 14'04" (2.06m x 4.37m)

FAMILY BATHROOM 5'10" x 6'08" (1.78m x 2.03m)

OUTSIDE

FRONT GARDEN

OFF ROAD PARKING

EV CAR CHARGING POINT

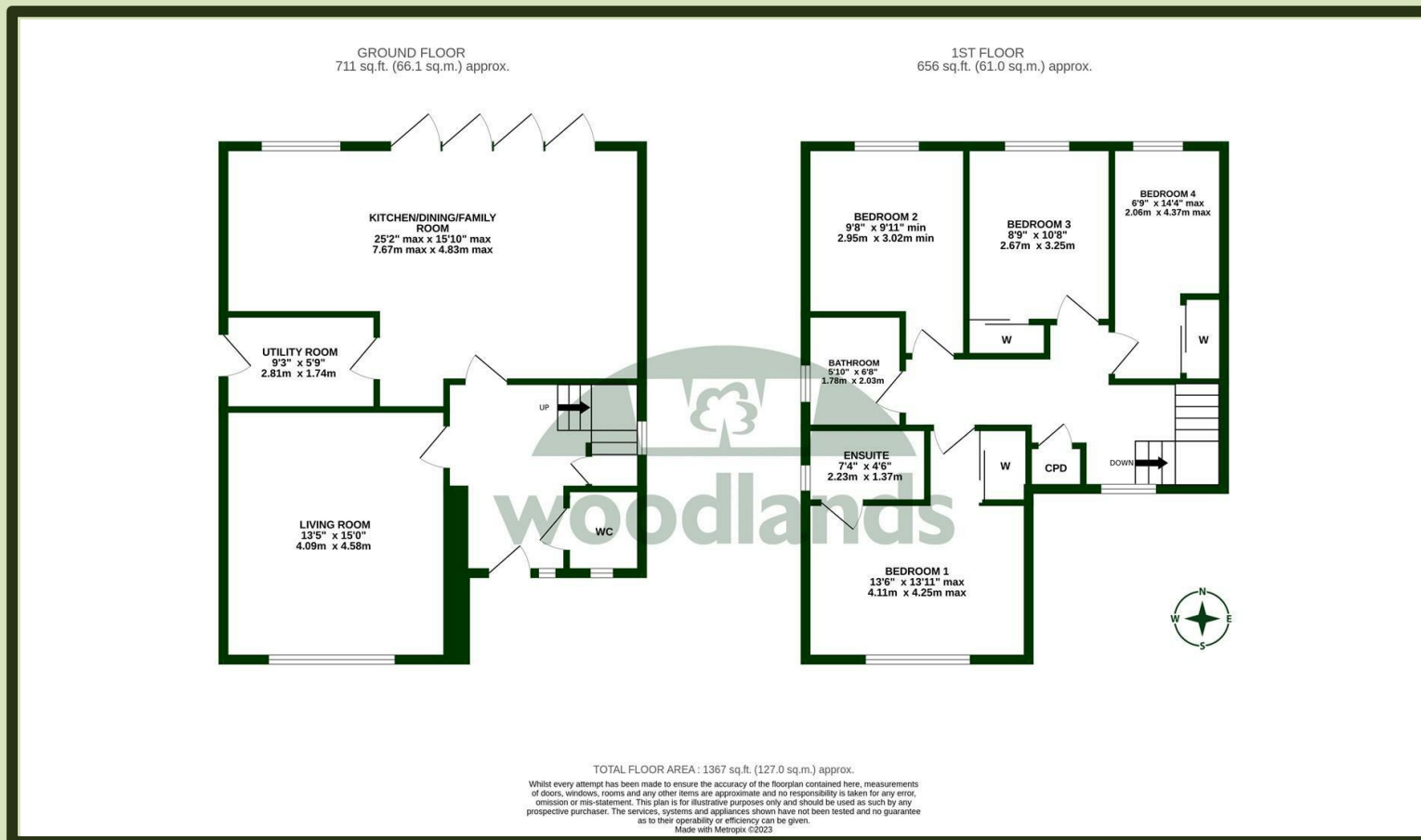
REAR GARDEN

COMPLETE 10 YEAR WARRANTY

NO ONWARD CHAIN



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LOCATION: Set in one of Horsham's most sought after locations, to the East of the town centre and just over 1 mile from Horsham mainline station. The historic market town of Horsham offers a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. You have East Street or 'Eat Street' as it is known locally, where there is a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike including Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course with its pleasant river-side walk. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station offers ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

DIRECTIONS: From Horsham Town centre proceed in an Easterly direction along the Brighton Road (A281). Turn left at the Tesco Express into St Leonards Road. Continue along this road passing the junctions for Comptons Lane on your left and Hammerpond Road on your right. Then take the next right into Brambling Road.

COUNCIL TAX: To be confirmed (New build - waiting for valuation from local council)

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			92
(81-91) B		85	
(69-80) C			
(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.