



Pipers Close, Southwater, West Sussex, RH13 9DU



woodlands



Nestled in the heart of the charming village of Southwater, this delightful four-bedroom detached bungalow offers the perfect blend of space, comfort, and convenience. Set within a generous plot, this home is ideal for families, downsizers, or those seeking a peaceful retreat while remaining close to local amenities.

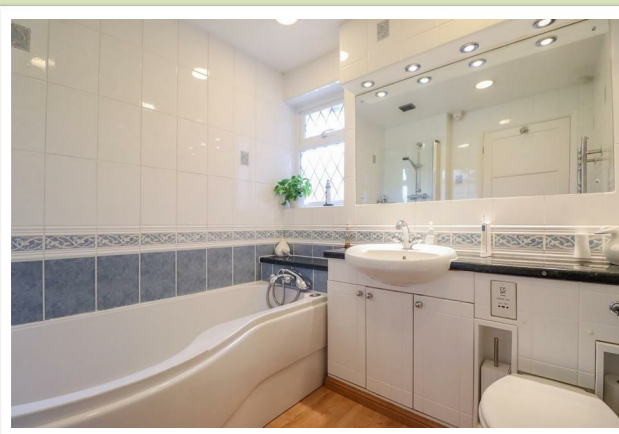
The property is approached from a quiet cul-de-sac, and set back from the road. The property boasts a substantial front garden, offering the opportunity to extend the existing driveway for additional parking if required, but in its current form provides an attractive outlook as you walk along the garden path to the enclosed entrance porch. The front door opens up to a bright and welcoming entrance hall, with most rooms in the property accessed from here and providing additional cupboard storage. There is a spacious lounge and dining room, both enjoying wonderful views over the private rear garden. The adjoining conservatory further enhances the sense of light and space, creating the perfect spot to relax and unwind.

The separate kitchen is well-appointed, offering ample storage and workspace, making meal preparation a pleasure. All four bedrooms are generously sized, providing flexible accommodation for families or guests, with three comfortably accommodating double beds, and the 4th bedroom current used to good effect as a study. The main bathroom serves the home well, with potential for modernisation to this room and the kitchen, along with general decorative changes to suit personal tastes.

Outside, to the rear, a garage with a workshop provides fantastic storage or hobby space, while the private garden offers a tranquil setting for outdoor enjoyment.

Located in the heart of Southwater, this home is just a short stroll from local shops, eateries, and the picturesque Southwater Country Park. With excellent transport links to Horsham and beyond, this is a rare opportunity to secure a spacious bungalow in a highly sought-after village location.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 6'05" x 2'07" (1.96m x 0.79m)

HALLWAY 17'01" x 10'09" (5.21m x 3.05m; 2.74m)

LIVING ROOM 18'10" x 12'10" (5.74m x 3.91m)

DINING ROOM 8'10" x 12'10" (2.69m x 3.91m)

CONSERVATORY 9'09" x 15'03" (2.97m x 4.65m)

KITCHEN 11'01" x 10'10" (3.38m x 3.30m)

BEDROOM ONE 12'0" x 13'0" (3.66m x 3.96m)

BEDROOM TWO 11'11" x 10'10" (3.63m x 3.30m)

BEDROOM THREE 8'10" x 10'10" into wrdb (2.69m x 3.30m into wrdb)

BEDROOM FOUR/STUDY 6'10" x 10'10" (2.08m x 3.30m)

FAMILY BATHROOM 6'09" x 6'09" (2.06m x 2.06m)

OUTSIDE

FRONT GARDEN

DRIVEWAY PROVIDING OFF ROAD PARKING

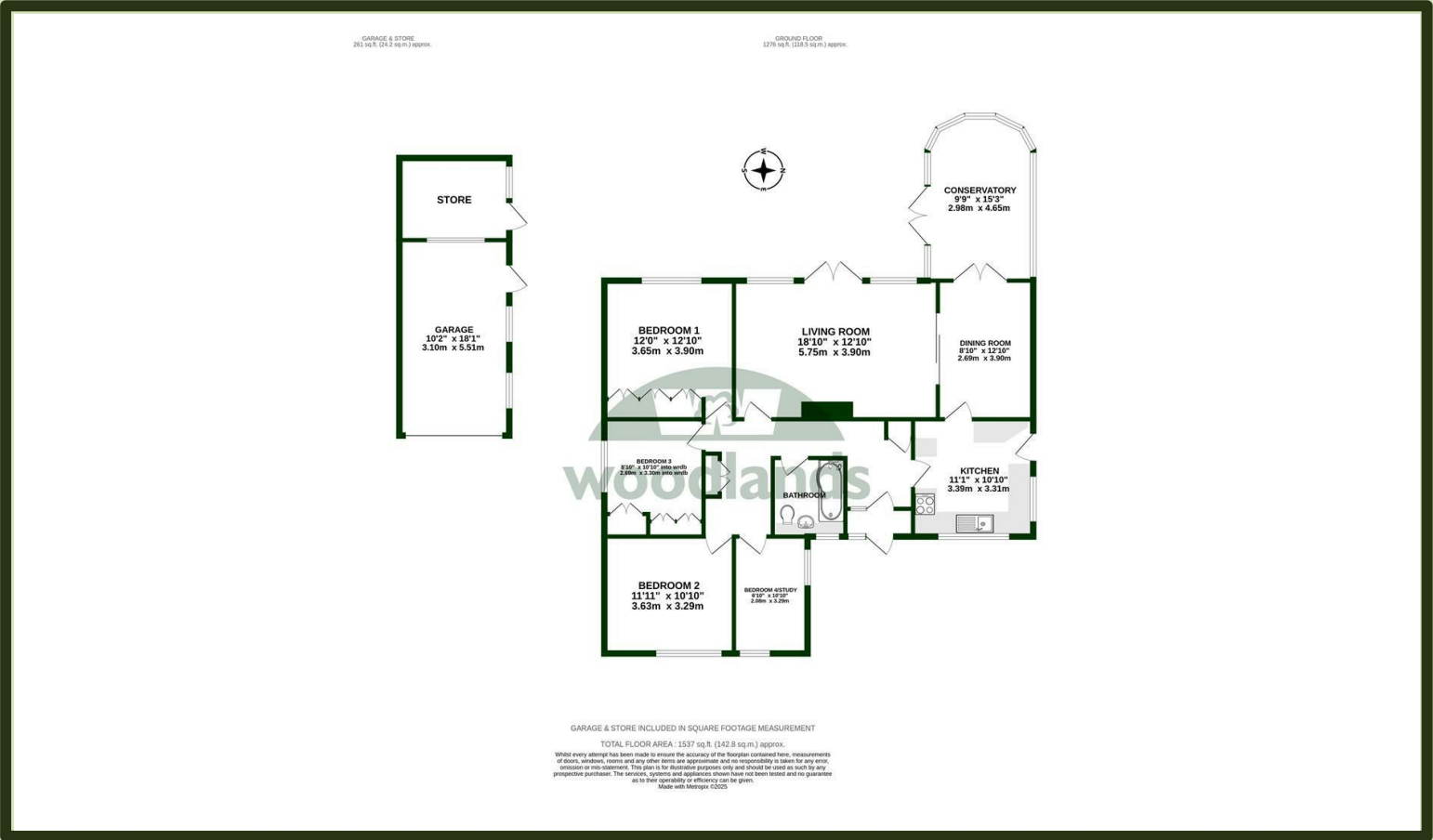
GARAGE 10'02" x 18'01" (3.10m x 5.51m)

STORE 10'02" x 7'07" (3.10m x 2.31m)

REAR GARDEN



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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 the Worthing Road (B2237). At the Hopoast roundabout take the second exit and at the next roundabout take the second exit, following the signs into Southwater Village. Continue straight at the next 2 roundabouts and proceed straight ahead. Pipers Close can be found on the right hand side, just before the traffic lights.

COUNCIL TAX: Band E.

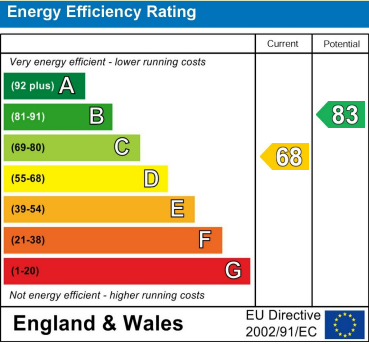
EPC Rating: D.

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.

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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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.