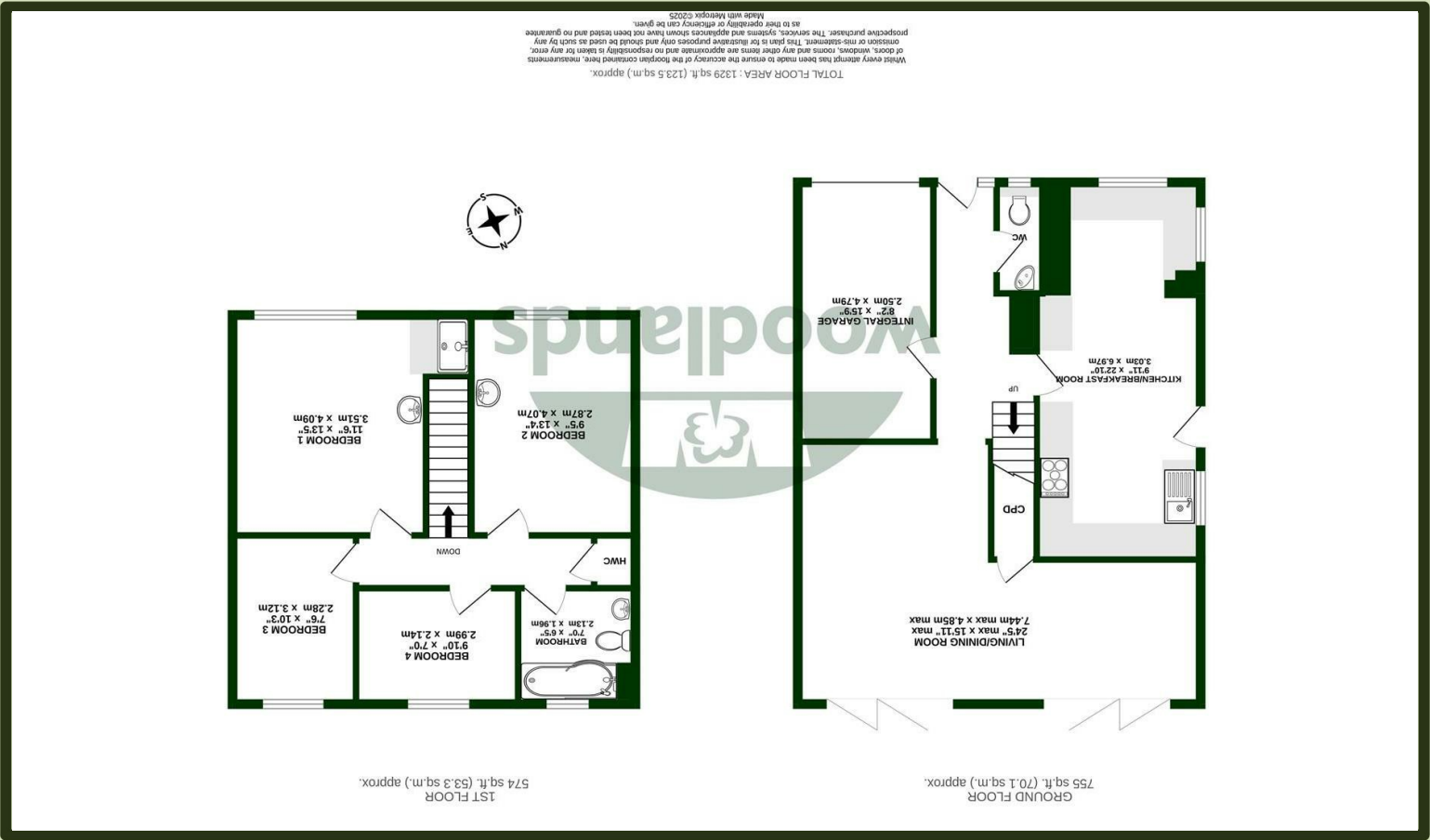




97 Woodlands Way, Southwater, West Sussex, RH13 9TF



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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 M123/M25 motorway network.

DIRECTIONS: From Horsham proceed in a southerly direction along the Worthing Road (B2237). At the Hopast roundabout take the second exit and at the next roundabout take the second exit, following the signs into Southwater Village. Go straight ahead at the 2 small roundabouts and straight ahead at the traffic lights, passing The Village Surgery on your left hand side. Keep going straight, passing The Tipsy Fox pub on your right. Then take the second turning on the right into College Road. Woodlands Way is then the first turning on the left.

COUNCIL TAX: Band E.

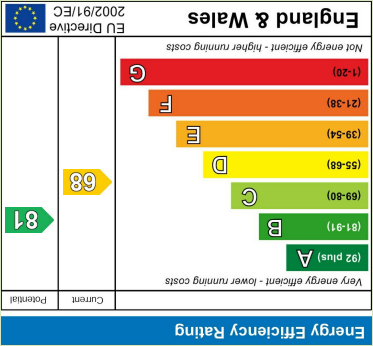
EPC Rating: D.

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.

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.

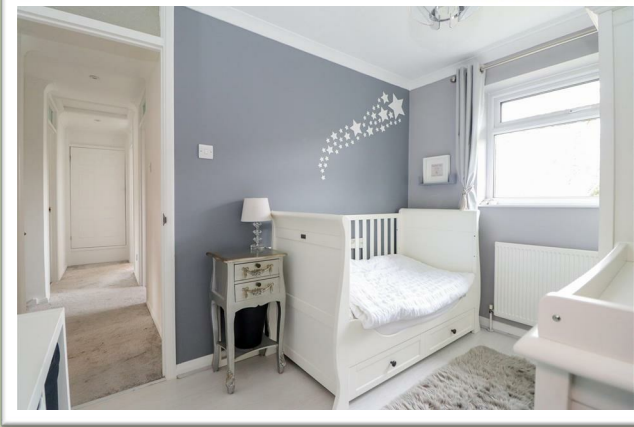
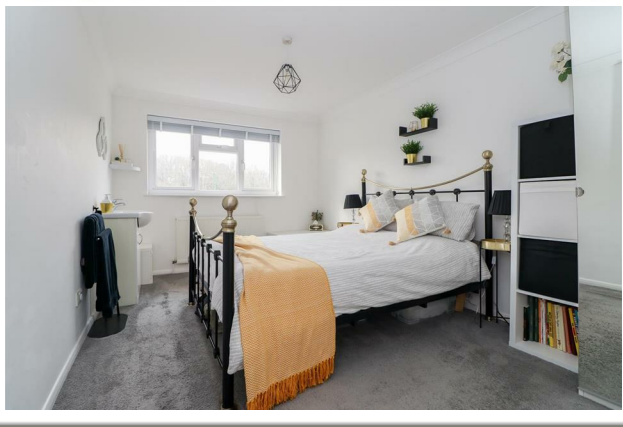
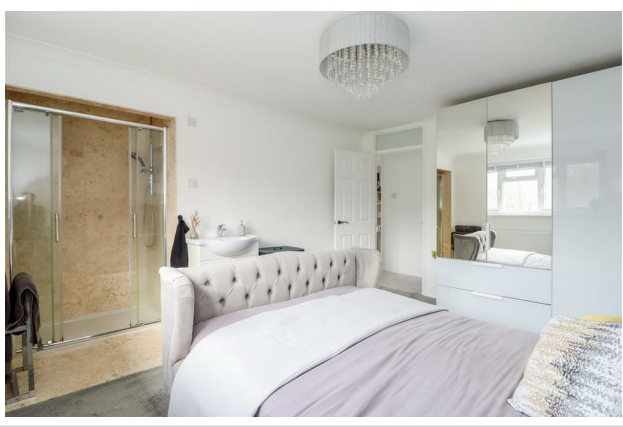
TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



These particulars are set out as a general outline only for the guidance of intending purchasers or lessors 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.

MISREPRESENTATION ACT



Positioned in a popular residential road, this spacious 4 bedroom detached house has been significantly extended, enhanced and modernised by the current owners to create a fabulous home in a sought-after village location.

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 and benefiting from regular bus routes into the town centre. 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 a driveway providing parking for several cars, and with an integral garage providing even more parking space, the front door opens into a spacious entrance hall which allows access into the guest cloakroom and all ground floor rooms. To the front of the property is a generous kitchen measuring over 22ft in length. It is fitted with an excellent range of base and wall units, an abundance of worksurface space and room for a breakfast bar, range cooker and freestanding appliances. In the kitchen you will also find a door leading out to the side of the property and plenty of windows flooding the space with natural light.

The L-shaped lounge/diner is the heart of this home. The perfect social spot for entertaining and for a growing family to spread out, with space for a large dining table and a serving hatch through to the kitchen. Two pairs of bi-folding doors opens this space up to the rear garden, creating a very light and airy feel and ideal for outdoor/indoor entertaining in the summer months.

To the first floor the property provides four bedrooms with both the principal bedroom and bedroom two being large doubles. Both of these rooms benefit from a sink and bedroom one has a built in shower cubicle. Finally, completing the living accommodation, is the family bathroom complete with a white suite and shower over the bath.

Please note; the owner has informed us that remedial work was carried out in 2006 under insurance, relating to tree-root subsidence effecting the rear elevation. A certificate of structural adequacy is available upon request.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL 6'0" x 16'01" (1.83m x 4.90m)

GUEST CLOAKROOM 2'09" x 6'09" (0.84m x 2.06m)

KITCHEN/BREAKFAST ROOM 9'03" x 22'08" (2.82m x 6.91m)

LIVING/DINING ROOM 24'05" x 15'11" (7.44m x 4.85m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'06" x 13'05" (3.51m x 4.09m)

SHOWER AREA 3'0" x 3'09" (0.91m x 1.14m)

BEDROOM TWO 9'05" x 13'04" (2.87m x 4.06m)

BEDROOM THREE 7'06" x 10'03" (2.29m x 3.12m)

BEDROOM FOUR 9'10" x 7'0" (3.00m x 2.13m)

FAMILY BATHROOM 7'0" x 6'05" (2.13m x 1.96m)

OUTSIDE

DRIVEWAY PARKING FOR SEVERAL CARS

INTEGRAL GARAGE 8'03" x 15'09" (2.51m x 4.80m)



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