



Wheatsheaf Close, Horsham, West Sussex, RH12 5TH







Tucked away in a peaceful residential cul-de-sac on the ever-popular North side of Horsham, this beautifully presented four-bedroom detached family home offers the perfect blend of space, style, and convenience.

Set in one of Horsham's most sought-after locations, this property is ideally positioned for families, with a fantastic selection of local amenities close by. Highly regarded primary schools are just a short stroll away, while the well-respected Bohunt Secondary School is also within easy reach. Littlehaven train station is approx. half a mile from the doorstep, providing direct links to London Victoria, Gatwick, and Three Bridges, making it a dream for commuters. Horsham's mainline station is also conveniently located just a short drive away. The Holbrook Club – a local favourite for fitness, sports, and social events – is nearby, along with a variety of local shops that add to the community feel.

Approached via a private driveway with an attractive front lawn, the home has great kerb appeal. The welcoming entrance porch opens into a bright and airy hallway with a handy guest cloakroom. The generous dual-aspect living room is perfect for relaxing or entertaining, with plenty of natural light from a front-facing window and French doors that open onto the rear garden.

At the heart of the home is a beautiful modern kitchen/diner – an ideal space for family meals and gatherings. Re-fitted with a stylish range of wall and base units, complementary worktops, integrated appliances, and under-counter space, this kitchen balances practicality with elegance. There's ample room for a dining table, and the attractive LVT flooring completes the contemporary look.

A separate utility room provides further convenience, with access to both the rear garden and the integral garage – perfect for busy family life.

Upstairs, the property offers four well-proportioned bedrooms. Three are generous doubles, including a spacious principal bedroom with a full wall of built-in wardrobes and cupboards. Bedroom two also benefits from a built-in cupboard, while the remaining rooms provide flexible space for family, guests, or a home office. A sleek and modern family bathroom features a stylish P-shaped bath with overhead shower.

Outside, the property continues to impress with a good-sized rear garden – ideal for outdoor dining, summer BBQs, or simply enjoying the sunshine. A paved patio area offers the perfect spot to unwind while the children play.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 8'10" x 2'08" (2.69m x 0.81m)

HALLWAY 9'03" x 5'0" (2.82m x 1.52m)

CLOAKROOM 2'11" x 5'0" (0.89m x 1.52m)

LIVING ROOM 10'10" x 20'03" (3.30m x 6.17m)

KITCHEN/DINER 12'06" x 15'0" (3.81m x 4.57m)

UTILITY ROOM 7'09" x 5'04" (2.36m x 1.63m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'11" incl wrdbs x 11'09" (3.33m incl wrdbs x 3.58m)

BEDROOM TWO 9'03" x 11'08" (2.82m x 3.56m)

BEDROOM THREE 9'10" x 8'05" (3.00m x 2.57m)

BEDROOM FOUR 5'11" x 8'04" (1.80m x 2.54m)

FAMILY BATHROOM 7'08" x 5'04" (2.34m x 1.63m)

OUTSIDE

FRONT GARDEN

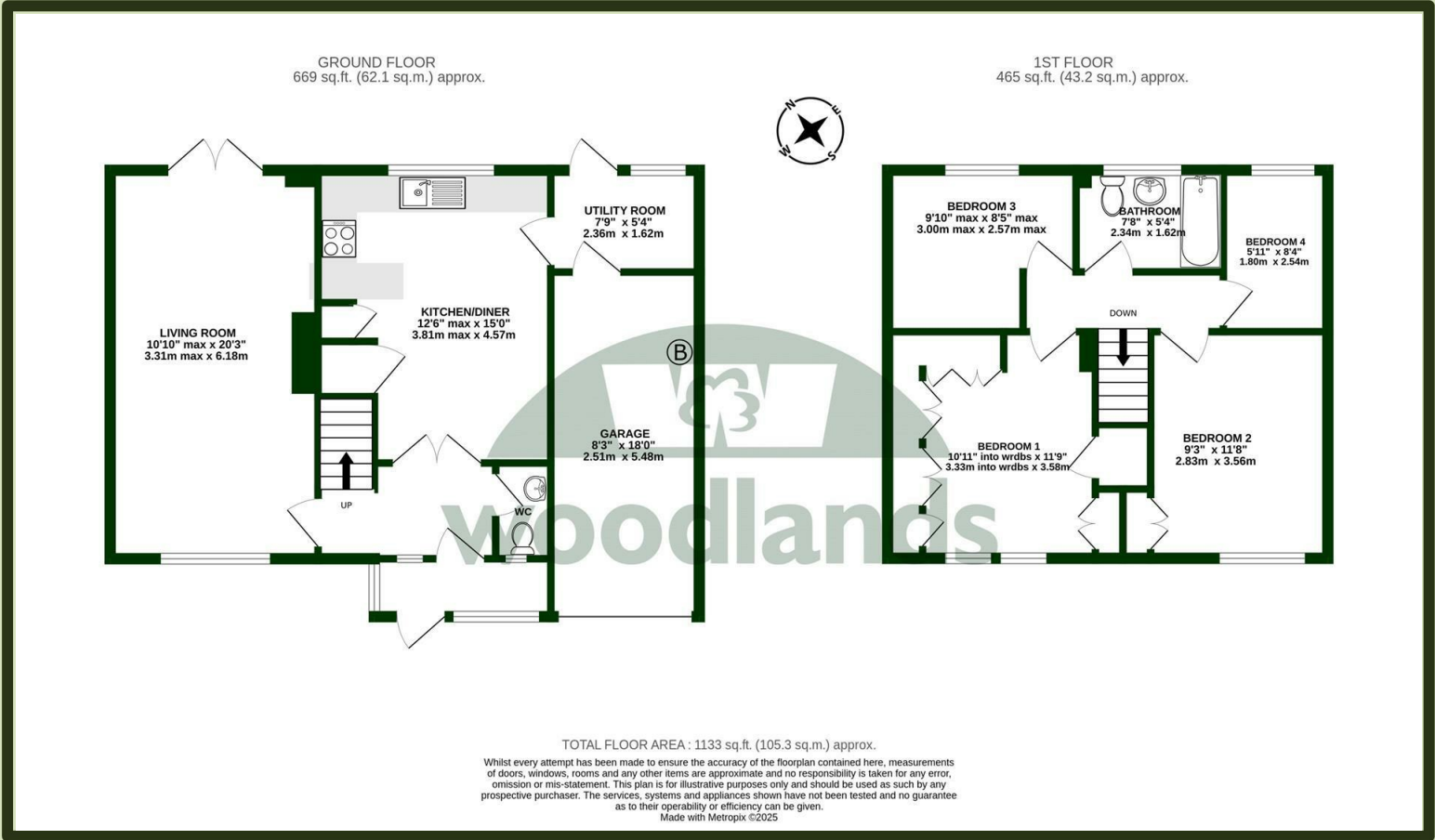
OFF ROAD DRIVEWAY PARKING

INTEGRAL GARAGE 8'03" x 18'0" (2.51m x 5.49m)

REAR GARDEN



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LOCATION: Wheatsheaf Close is situated in a popular residential cul-de-sac north of Horsham town centre. It is typically very popular with families as the schools in the area are highly regarded. There is also a very useful parade of shops close by. There are regular bus routes in and out of Horsham within close proximity and there is also the Holbrook Club which is a private members' sports and social club catering for all ages and interests.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There is also Piries Place which has an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham town centre follow Albion Way over the first roundabout. At the first set of traffic lights turn right into Springfield Road. Continue along, over the first set of traffic lights. At the next set of lights turn right into Wimblehurst Road. Continue along and over the mini-roundabout into North Heath Lane. Take the second turning on the right into Chennells Way. Wheatsheaf Close is then the third turning on the left.

COUNCIL TAX: Band E.

EPC Rating: C.

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.

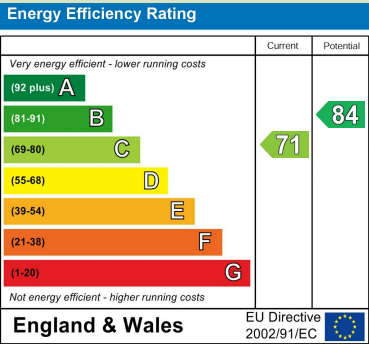
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