



3 Owers Close, Horsham, West Sussex, RH13 5JB



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LOCATION: Situated down a private drive of just 5 detached homes, this generously proportioned and rarely available family home is set in an ultra-convenient location within a short walk of Horsham's thriving town centre with its varied selection and excellent range of restaurants and coffee shops, together with a host of independent and national retailers. The property occupies a fantastic plot and is set within an easy walk of Horsham mainline station with its direct service to London Victoria in less than one hour. The house is also set close to Forest secondary schools, making it the ideal location for a family home. The property offers excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281.

DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road, then first right into Stirling Way. Proceed to the end and at the T junction turn left into Depot Road. Owers Close is then the first on the right.

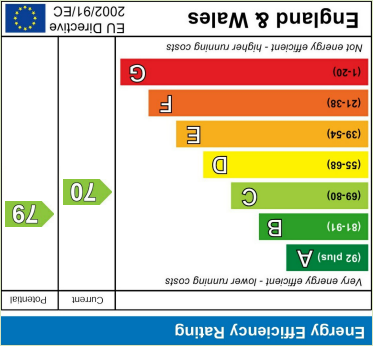
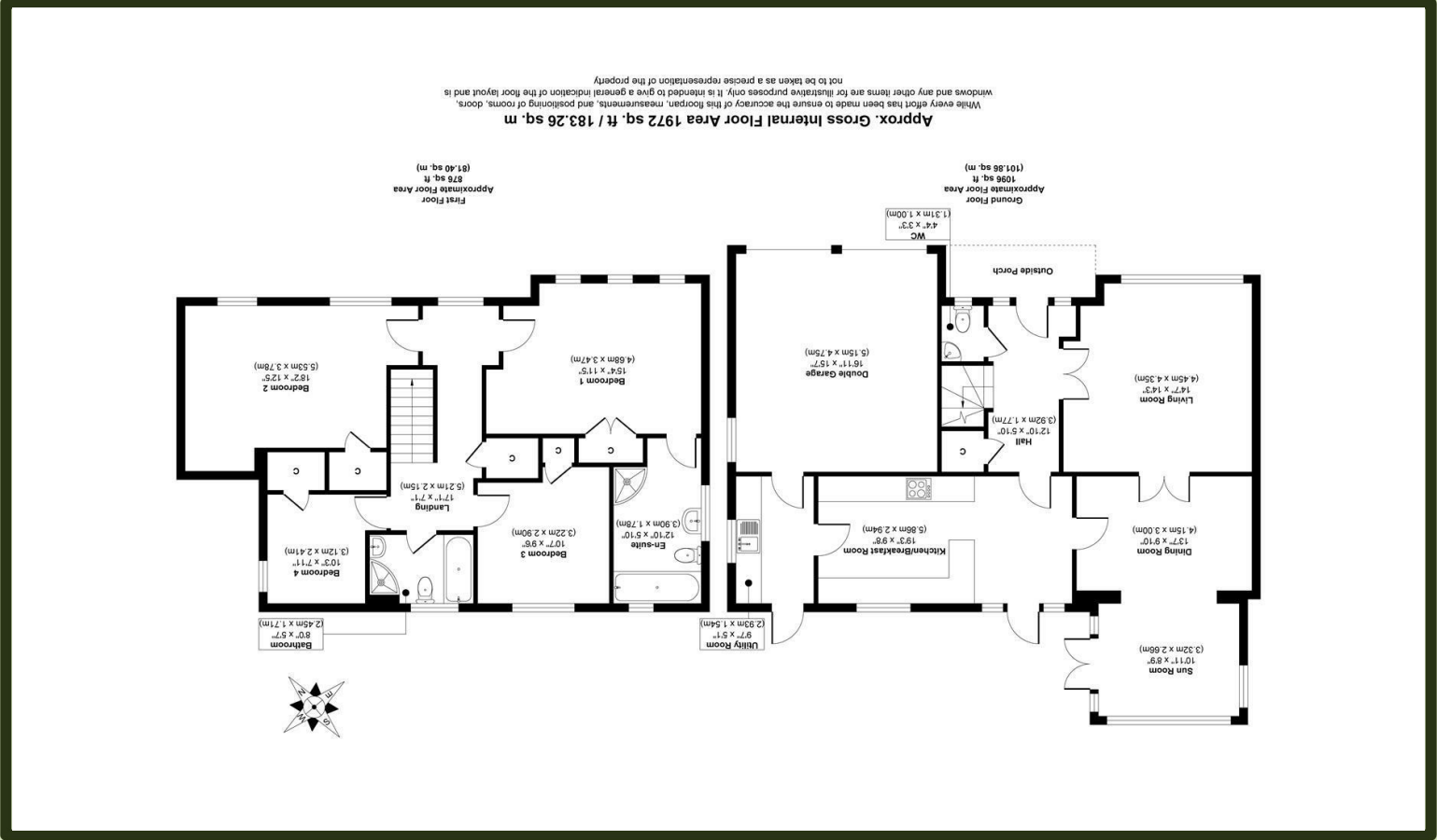
COUNCIL TAX: Band F.
EPC Rating: C.

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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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.

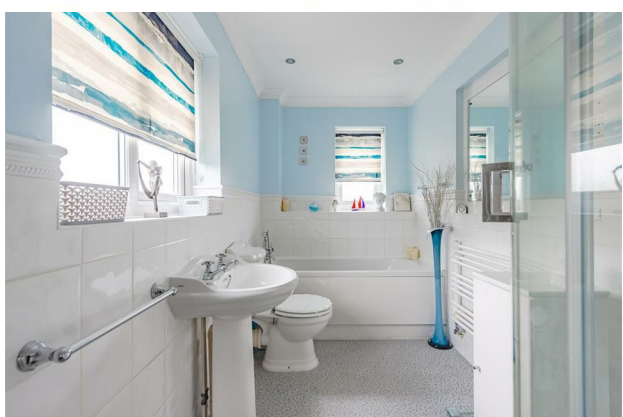
TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



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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.



Tucked away in a rarely available private cul-de-sac, just a short stroll from Horsham's mainline train station, this beautifully presented four-bedroom detached home enjoys the best of both worlds - peaceful seclusion with unbeatable convenience. Set in one of Horsham's most desirable residential pockets, the property is ideally placed for families with both Millais and Forest secondary schools close by.

Occupying a prime corner plot in this exclusive address, the home offers a wonderful sense of privacy and space. The current owners have sympathetically extended the property, creating generous and versatile living and bedroom areas across two floors. Approached via a block-paved driveway offering off-street parking for two to three vehicles, the home also boasts an attached double garage with potential for further development if required (STPP).

Step beneath the covered porch and into a bright, airy entrance hall that immediately sets the tone for the rest of the house - stylish, spacious, and flooded with natural light. From the hallway, glazed doors lead through to a beautifully appointed sitting room with gas fire for cosy winter evenings, and double doors that open into a formal dining room, which in turn flows seamlessly into a stunning sunroom. This extended space captures glorious views of the landscaped garden and is the perfect spot for year-round relaxation and entertaining.

The spacious kitchen/breakfast room is fitted with an extensive range of units, double oven, gas hob and space for under-counter appliances. A separate utility room offers additional storage, a second sink, and access to both the garden and garage - ideal for busy family life.

Upstairs, a turned staircase leads to a bright landing and four generous double bedrooms, all with built-in wardrobes. The principal suite impresses with its fitted wardrobes and a large en-suite bathroom featuring both a separate bath and shower. Bedroom two has also been extended and now offers ample space for a seating or study area, while the remaining two bedrooms share a well-appointed family bathroom.

Outside, the garden is a true highlight - private, tranquil, and beautifully maintained. A serene haven perfect for al fresco dining, quiet afternoons, or entertaining friends and family, it completes this exceptional home that effortlessly blends practicality, comfort, and style in one of Horsham's most sought-after locations.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

OUTSIDE PORCH

FRONT DOOR TO:

ENTRANCE HALL 12'10" x 5'10" (3.91m x 1.78m)

CLOAKROOM 4'04" x 3'03" (1.32m x 0.99m)

LIVING ROOM 14'07" x 14'03" (4.45m x 4.34m)

DINING ROOM 13'07" x 9'10" (4.14m x 3.00m)

SUN ROOM 10'11" x 8'09" (3.33m x 2.67m)

KITCHEN/BREAKFAST ROOM 19'03" x 9'08" (5.87m x 2.95m)

UTILITY ROOM 9'07" x 5'01" (2.92m x 1.55m)

FIRST FLOOR

LANDING

BEDROOM ONE 15'04" x 11'05" (4.67m x 3.48m)

EN-SUITE BATHROOM 12'10" x 5'10" (3.91m x 1.78m)

BEDROOM TWO 18'02" x 12'05" (5.54m x 3.78m)

BEDROOM THREE 10'07" x 9'06" (3.23m x 2.90m)

BEDROOM FOUR 10'03" x 7'11" (3.12m x 2.41m)

FAMILY BATHROOM 8'0" x 5'07" (2.44m x 1.70m)

OUTSIDE

FRONT GARDEN

BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING

ATTACHED DOUBLE GARAGE 16'11" x 15'07" (5.16m x 4.75m)

REAR GARDEN



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