



Ellis Road, Horsham, West Sussex, RH12 3GH



woodlands



Positioned within the sought-after Wickhurst Green development, this impressive family residence enjoys an enviable outlook across the village green while being perfectly placed for easy access to local shops, schools, and the bustling market town of Horsham. Originally built by Countryside Properties to a high specification, the home has since been tastefully improved, creating a welcoming and stylish environment that is ready to move into.

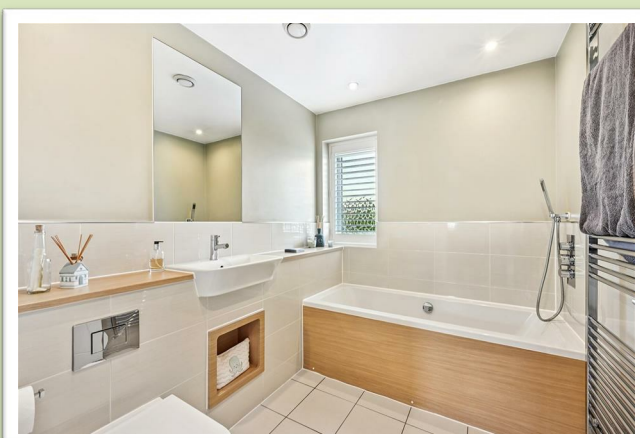
The exterior sets the tone, with an attractive double-fronted façade, resin driveway, a double-length attached garage, electric car charging point and a side passage and gate to the rear garden. Stepping inside, the generous entrance hall immediately captures attention, enhanced by decorative panelling and a modern colour palette. From here, double doors open into a bright, dual-aspect living room where French doors lead effortlessly onto the private rear garden. Designed with entertaining in mind, the garden features low-maintenance artificial turf and a sleek resin patio, allowing year-round enjoyment of the space.

The kitchen and dining area form the heart of the home, fitted with contemporary cabinetry, stone-composite worktops, integrated appliances, and ample room for family gatherings. A further set of French doors extend the living space outdoors, creating a natural flow between inside and out. Additional conveniences on the ground floor include a large cloakroom, useful understairs storage, and the potential to adapt the rear portion of the garage into further habitable space such as a utility room, home office or play room (subject to the usual permissions being sought).



Upstairs, the principal suite is a true highlight. With two dressing areas complete with bespoke fitted wardrobes, the space feels luxurious and well thought out, leading through to a large en-suite shower room. A second bedroom also benefits from its own en-suite, while two further bedrooms and a family bathroom provide well-balanced accommodation for a growing family.

This exceptional property combines space, style, and adaptability in one of Horsham's most desirable settings.



Accommodation with approximate room sizes:

ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

LIVING ROOM 13'6" x 23'3" (4.11m x 7.09m)

KITCHEN/DINING ROOM 11'5" x 23'5" (3.48m x 7.14m)

FIRST FLOOR

LANDING

BEDROOM ONE 27'05" x 22'03" (8.36m x 6.78m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 13'08" x 12'10" (4.17m x 3.91m)

EN-SUITE SHOWER ROOM

BEDROOM THREE 12'03" x 10'10" (3.73m x 3.30m)

BEDROOM FOUR 10'0" x 7'08" (3.05m x 2.34m)

FAMILY BATHROOM

OUTSIDE

OFF ROAD DRIVEWAY PARKING

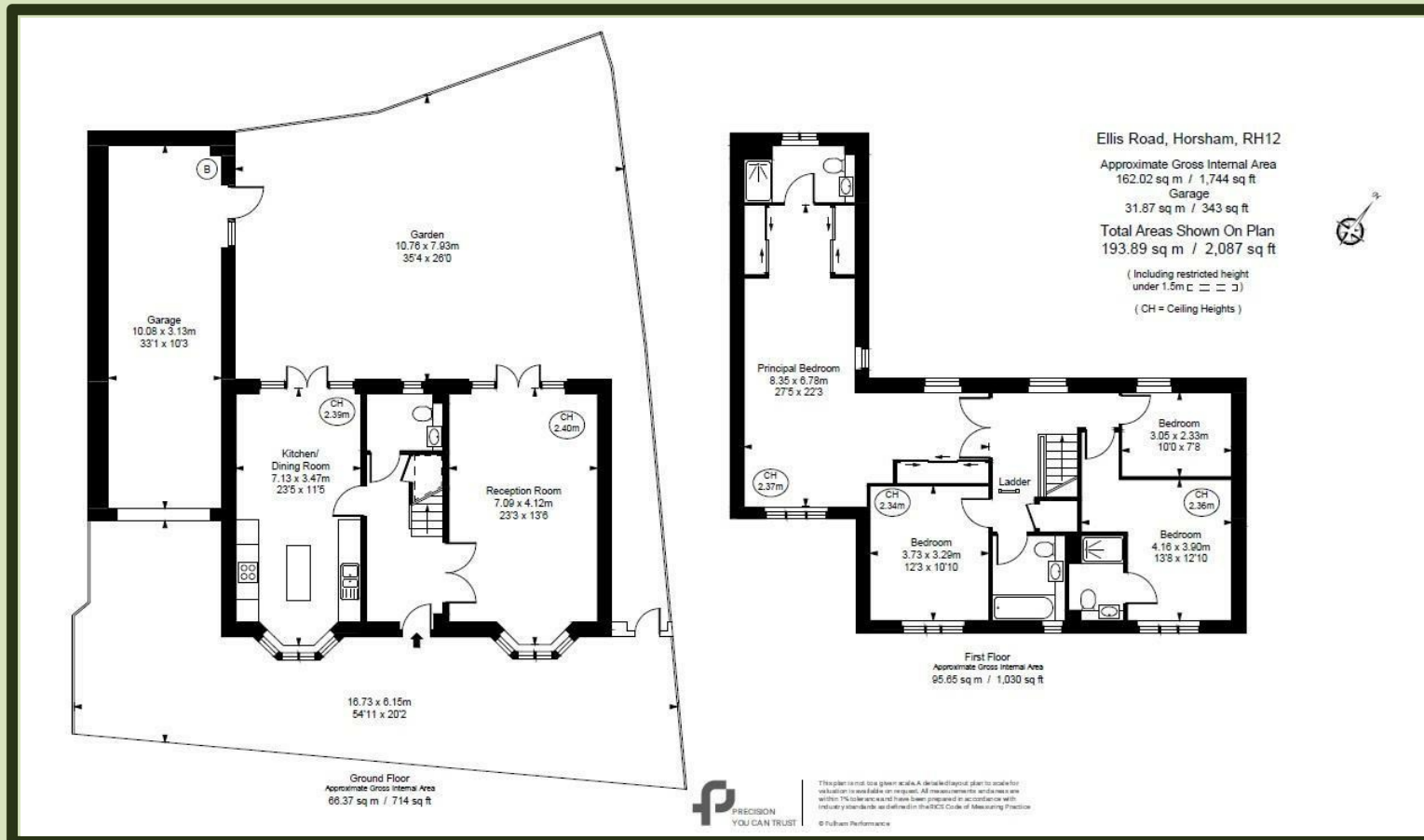
ATTACHED DOUBLE LENGTH GARAGE 33'01" x 10'03" (10.08m x 3.12m)

REAR GARDEN

ESTATE CHARGE: APPROX £172 PER ANNUM



www.woodlands-estates.co.uk



LOCATION: Wickhurst Green is a development with everything on its doorstep. You can enjoy village life with Broadbridge Heath and Slinfold within close proximity, the historic town of Horsham is approximately 1 mile from the development. Broadbridge Heath itself offers Newbridge Garden Centre, post office, supermarket, hairdressers, pub and primary school. A large Tesco is nearby and there is a bus service taking you into Horsham. There are a number of highly regarded state and private schools in the area, train services to London are accessed via Christ's Hospital and Horsham both of which are less than 3 miles away. A car journey to Gatwick Airport is within 30 minutes and there is direct access to the A24.

DIRECTIONS: From Horsham Town centre, proceed in a westerly direction on the Guildford road (A281). At the A24 roundabout, take the first exit, and proceed on the slip road up to the next roundabout junction signposted A264. Take the 3rd exit, and straight over the next roundabout and proceed along the A264 towards Newbridge Nurseries. At Newbridge Nurseries come all the way around the small roundabout and return up the A264 to the first turning on the left, Ellis Road. Our property is 100 metres up the road on the left hand side.

COUNCIL TAX: Band G.

EPC Rating: To be confirmed

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

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.