



Millais Court, Manor Fields, Horsham, West Sussex, RH13 6SJ





Tucked away at the end of a small and highly desirable cul-de-sac, this handsome detached home is brought to the market with no onward chain and occupies a prime corner plot and immediately conveys a sense of quality and privacy. With a detached double garage, ample driveway parking and an attractive exterior, the property makes a strong first impression from the moment you arrive.

The location strikes a superb balance between countryside living and everyday convenience. Scenic walks through Owlbeech Woods and Leechpool Woods are close at hand, while excellent transport links via the A264 provide easy access for commuters. Horsham town centre is also within easy reach, offering a vibrant mix of independent boutiques, popular high street retailers and a wide choice of cafés, bars and restaurants. Families are particularly well catered for, with the property falling within the catchment area for the highly regarded Millais Secondary School and The Forest School.

The approach is via a private driveway with parking for several vehicles, leading to the detached double garage with electric doors and useful eaves storage. A storm porch opens into a welcoming entrance hall, where a turned staircase rises to the first floor and a guest cloakroom adds everyday practicality.

The ground floor has been thoughtfully arranged to suit modern family life. A spacious and elegant sitting room enjoys a bright dual aspect and opens onto the rear garden via patio doors, while glazed double doors connect seamlessly to the dining room - ideal for both entertaining and relaxed family gatherings. At the centre of the home sits the recently updated kitchen/breakfast room, beautifully finished with stone worktops and contrasting base and wall units. An additional adjoining living area enhances the versatility of this space, currently used as a family room but equally well suited as a snug or home office. Completing the ground floor is a well-appointed utility room, offering space for further appliances and an additional sink.

Upstairs, the principal bedroom benefits from its own en suite shower room. Two further double bedrooms are complemented by a fourth single room, currently arranged as a study, alongside a modern family bathroom.

Outside, the rear garden provides a generous and private outdoor space, with a patio area perfect for alfresco dining or relaxing, leading onto a well-proportioned lawn- an ideal setting for both entertaining and family enjoyment.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

#### ENTRANCE HALL

**CLOAKROOM** 4'10" x 2'07" (1.47m x 0.79m)

**KITCHEN/DINING ROOM** 19'05" x 7'07" (5.92m x 2.31m)

**SNUG AREA** 10'0" x 7'04" (3.05m x 2.24m)

**UTILITY ROOM** 7'04" x 5'05" (2.24m x 1.65m)

**LIVING ROOM** 20'11" x 11'07" (6.38m x 3.53m)

**DINING ROOM** 9'10" x 9'05" (3.00m x 2.87m)

#### FIRST FLOOR

#### LANDING

**BEDROOM ONE** 11'07" x 11'01" (3.53m x 3.38m)

**EN-SUITE SHOWER ROOM** 7'01" x 6'02" (2.16m x 1.88m)

**BEDROOM TWO** 11'02" x 8'10" (3.40m x 2.69m)

**BEDROOM THREE** 11'08" x 8'10" (3.56m x 2.69m)

**BEDROOM FOUR** 8'07" x 6'07" (2.62m x 2.01m)

**FAMILY BATHROOM** 7'11" x 6'02" (2.41m x 1.88m)

#### OUTSIDE

#### FRONT GARDEN

#### OFF ROAD DRIVEWAY PARKING

**DOUBLE GARAGE** 16'11" x 16'09" (5.16m x 5.11m)

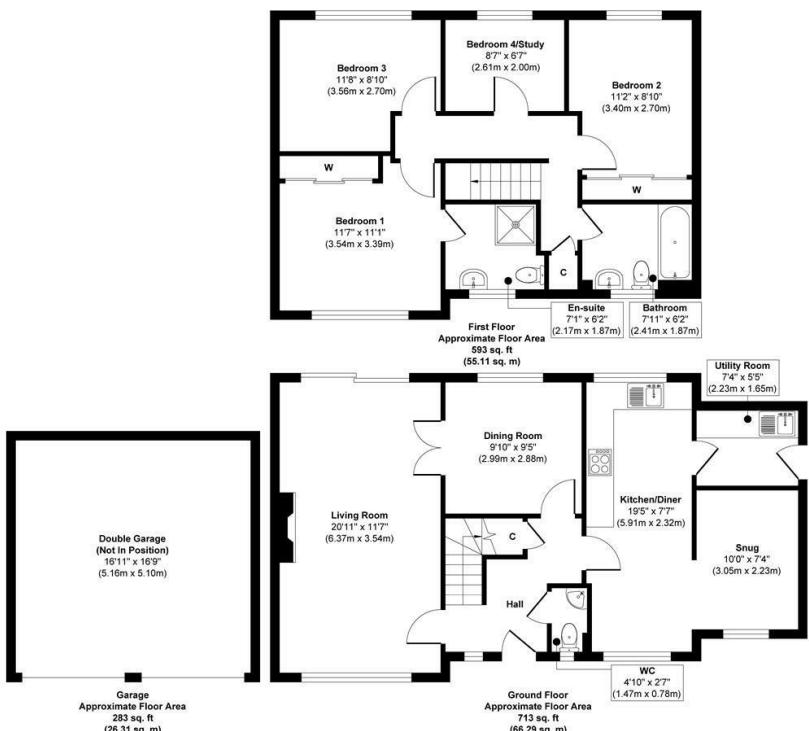
#### REAR GARDEN

**NO ONWARD CHAIN**



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## Millais Court



**woodlands**

Tel: 01403 270270

**LOCATION:** 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 the road to Crawley over the railway bridge. At the roundabout take the third exit into Harwood Road. Continue along and take the third exit into Harwood Road. Take the first turning on the left into Manor Fields and then second left into Millais Court.

**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.

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