



## Old Timbers, 42 St. Leonards Road, Horsham, RH13 6EJ

Guide price £600,000 - £625,000

**MANSELL  
McTAGGART**  
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## In brief...

- 3 well proportioned bedrooms
- 4 reception rooms
- 2 bathrooms
- Grade II Listed detached house
- Believed to date back to C17
- Large driveway and 17'9" X 16'1" garaging
- No onward chain
- 0.27 acre secluded plot
- Potential to improve and further enlarge
- Close to schools, transport links, country walks and shops

A charming and rarely available 3 bedroom, 4 reception room, 2 bathroom, Grade II Listed detached house, believed to date back to 1550 with later additions, offering great potential to improve and enlarge, with large driveway, 17'9" X 16'1" timber framed garaging, 0.27 acre, secluded plot and no onward chain. The property is situated in a tucked away position on this established residential road, within striking distance of excellent schools, major transport links, country walks and the town centre.

Council Tax band: F

Tenure: Freehold

EPC: N/A





### In more detail...

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The accommodation comprises: kitchen fitted with a good selection of units, utility/cloakroom housing the boiler and dining room with Inglenook fireplace and open fire. From the inner hallway there is access into the bathroom, sitting room with wood burner and family room/study. Upstairs there are 3 well proportioned bedrooms and bath/shower room.

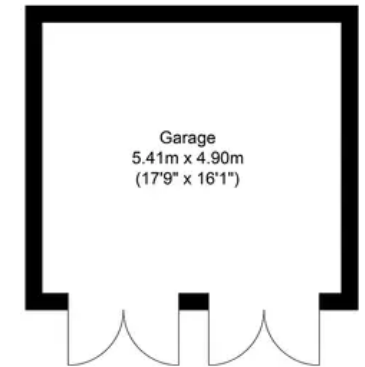
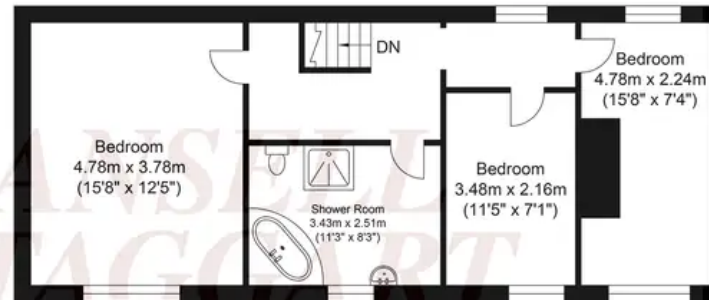
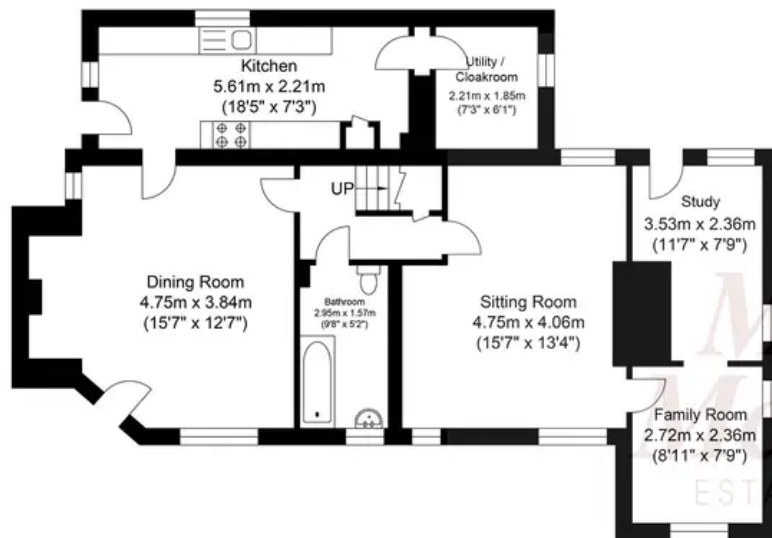
A five bar gate leads onto the large driveway and 17'9" X 16'1" timber framed garaging. The 0.27 acre, corner plot garden offers an excellent degree of privacy and is predominantly lawned with well established borders and paved patio.

## The location...

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5\* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family.

Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor  
Approximate Floor Area  
913.10 sq ft  
(84.83 sq m)

First Floor  
Approximate Floor Area  
629.36 sq ft  
(58.47 sq m)

Garage  
Approximate Floor Area  
284.16 sq ft  
(26.40 sq m)

Approximate Gross Internal Area (Excluding Garage) = 143.30 sq m / 1542.46 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

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