



**Coppice, Tower Hill, Horsham, West Sussex, RH13 0JT**

**Guide Price £900,000 - £950,000**

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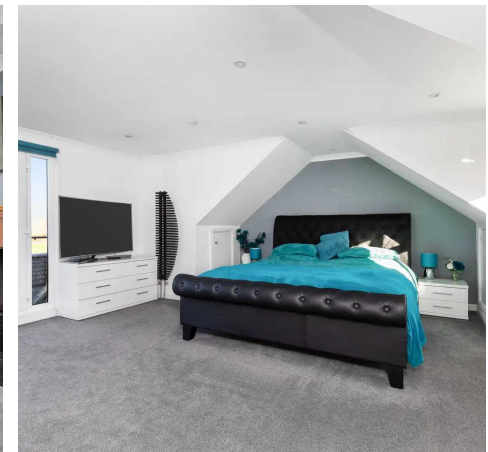
## In brief...

- 5 double sized bedrooms
- Semi detached chalet bungalow of 2392 sq ft
- 4 bath/shower rooms (3 en suites)
- 587 sq ft garaging
- 503 sq ft self contained annex with roof terrace
- Superb master suite with balcony
- Superb outlook over neighbouring land
- 0.46 acre plot
- Exclusive residential location

A spacious and versatile 5 double bedroom, 2 reception room semi detached chalet bungalow of 2392 sq ft, built in 1957, occupying a private plot with fine outlook, carriage driveway for at least 10 vehicles, 587 sq ft car barn garaging, workshop and 503 sq ft self-contained annexe.

Council Tax band: E

Tenure: Freehold







## In more detail...

A spacious and versatile 5 double bedroom, 2 reception room semi detached chalet bungalow of 2392 sq ft, built in 1957, occupying a private plot with fine outlook, carriage driveway for at least 10 vehicles, 587 sq ft car barn garaging, workshop and 503 sq ft self-contained annexe.

The property is situated in an exclusive position, close to the town centre, major transport links, beautiful walks and excellent schools.

The accommodation comprises: entrance hallway, refitted shower room with digital shower, bay fronted bedroom, further bedroom with fitted wardrobes and well-proportioned guest bedroom with en suite bathroom and double doors onto the rear garden. From the hallway there is access into the good sized sitting room with multi-fuel burner, sliding doors onto the garden and inter-connecting doors into the separate dining room. The kitchen/breakfast room is fitted with an attractive range of units, space for appliances and useful utility room with rear access. Upstairs there is an impressive master bedroom with bespoke fitted wardrobes, en suite bathroom and superb roof terrace boasting a stunning outlook over adjoining fields and paddock. There is a further great sized bedroom with en suite bathroom.

Benefits include double glazed windows, gas fired central heating to radiators (newly installed Worcester Bosch boiler located in the airing cupboard in en suite and separate unit in utility room), solar panels commanding an income of approximately £1,000 per annum, electric blinds, Ring doorbell and CCTV.

The property is approached via a carriage driveway, 2 sets of remote controlled security gates and parking for at least 10 vehicles. A pretty folly with seating is located at the front of the plot. The 587 sq ft timber framed car barn garaging provides covered parking for at least 4 vehicles, ample storage and workshop. A 503 sq ft self-contained studio/annexe with electric underfloor heating comprises of bedroom/sitting room, kitchen, shower room, and roof terrace overlooking the gardens.

The 0.46 acre plot is a particular feature of the property, offering an excellent degree of privacy and beautiful views of adjoining land. The garden is predominantly lawned with substantial deck, covered entertaining area with electric awning, raised pond with feature lighting and heated pool. A gate leads onto the adjoining footpath which is ideal for those with dogs. There is a further paved patio that adjoins the rear of the property with electric awning and timber framed summerhouse/bar with power supply.







## 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.





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Approximate Gross Internal Area (Excluding Garage / Outbuildings) = 222.29 sq m / 2392.71 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart**

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