



26 York Close, Southwater, RH13 9XJ

Guide Price £800,000 – £825,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 double sized bedrooms
- 2 reception rooms
- Meticulously presented detached family house
- Built in 1980s
- Superbly designed kitchen/dining room
- Master bedroom with dressing room and en suite
- Low maintenance south west facing corner plot garden
- Driveway for 2 vehicles and detached double garage
- Popular development close to amenities and facilities

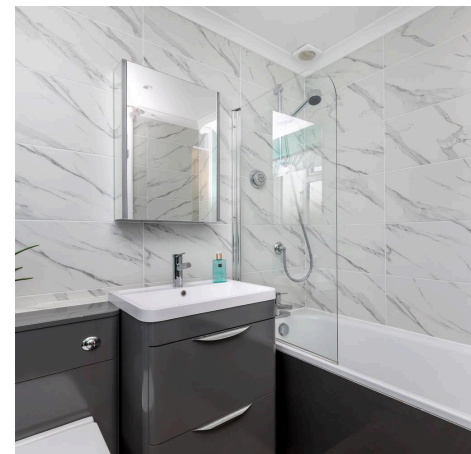
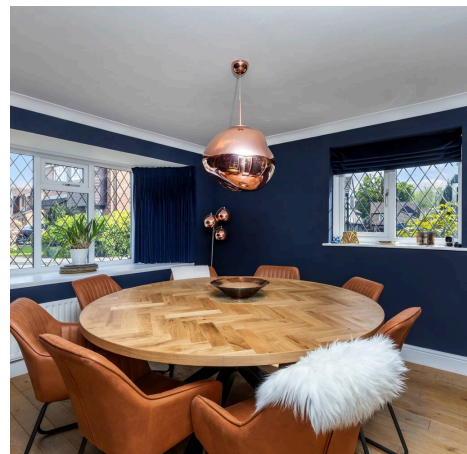
superbly presented and greatly improved 4 double bedroom, 2 reception room detached house, built in the 1980s with fantastic vaulted kitchen/dining room, utility room, en suite, driveway for 2 vehicles, double garage and south west facing garden

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



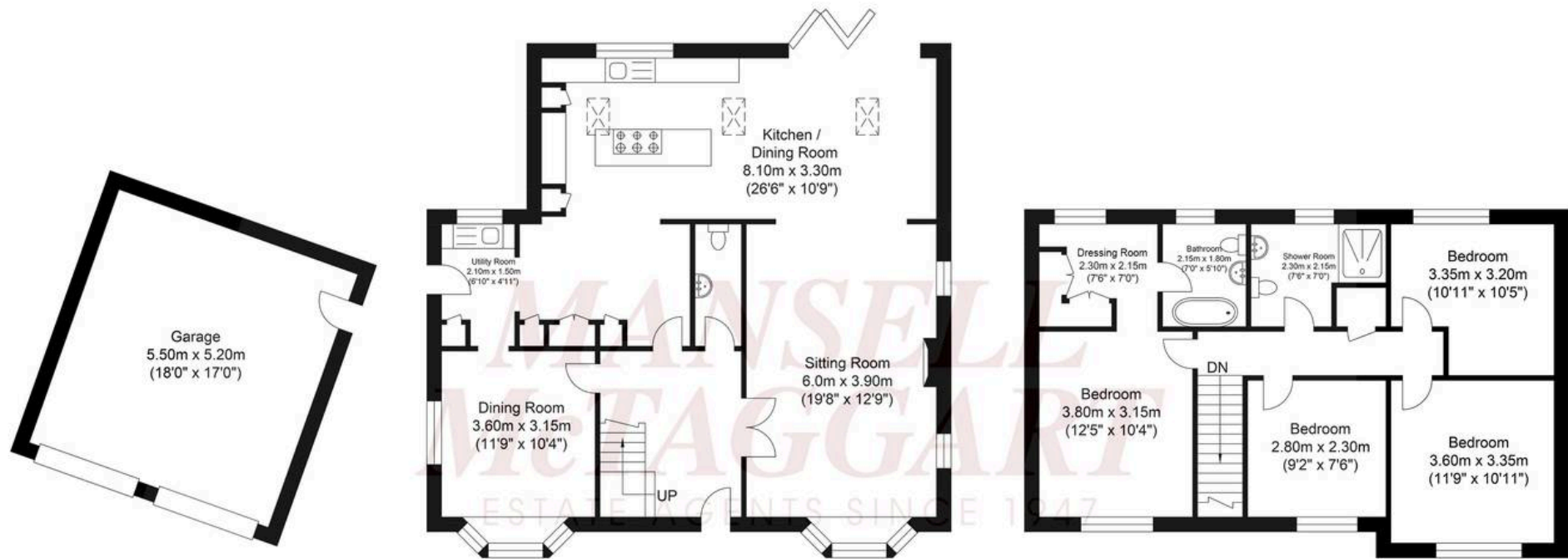


A superbly presented and greatly improved 4 double bedroom, 2 reception room detached house, built in the 1980s with fantastic vaulted kitchen/dining room, utility room, en suite, driveway for 2 vehicles, double garage and south west facing garden. The accommodation comprises: entrance hallway, cloakroom, dining room with bay window and well proportioned sitting room with bay window and open fire. The fantastic vaulted kitchen/dining room has been skilfully designed by Holmewood Interiors with a comprehensive selection of units, Bosch integrated appliances that include induction hob, down-draft extractor, 2 ovens, combination oven/microwave, warming drawer, fridge, minerva work surfaces, space for American fridge/freezer, large breakfast island and bi fold doors onto the south west facing garden. There is a useful utility room with side access. On the first floor there is access into the part boarded loft with ladder that offers ample storage. The master bedroom benefits from a dressing room with bespoke fitted wardrobes and re-modelled en suite bathroom with Aqualisa digital shower. There are 3 further double sized bedrooms and modern shower room (previously a bathroom). Benefits include Amtico and Oak flooring, new internal doors, wi-fi built-in speakers in kitchen/dining room, replacement double glazed windows and gas fired central heating to radiators (Vaillant boiler located in the utility room). A driveway provides parking for 2 vehicles, leading to the detached double garage with power, EV charge point, large utility area and eaves storage. The 54' deep x 52' wide (maximum measurement) south west facing corner plot offers an excellent degree of privacy and is ideal for entertaining and those looking for low maintenance. The garden is laid to a high grade artificial lawn, substantial porcelain tiled seating areas, mature borders, raised beds, hot tub area, power supply and side access.

- 4 double sized bedrooms
- 2 reception rooms
- Meticulously presented detached family house

Southwater is an established village brimming with amenities, situated south of Horsham. With Lintot Square at its convenient centre, everyday needs are fully accommodated with a host of local shopping. Accessible, free parking provides easy access to the Co-op store, Post Office, gift shop, hairdressers, florist and beauty salon. A choice of three local public houses, Indian, Italian, Chinese, pizza, fish & chips and pretty tea room are on hand for dining out or takeaway. Community facilities are within reach with a well-stocked library, leisure centre, health surgery, dentist, pharmacy and vets and three excellent schools offer families outstanding educational options. Southwater Country Park is a stunning 70-acres within the Parish, home to the Water Sports Centre. With three lakes for sailing, canoeing and fishing, beach/barbeque area, a delicious café, skate park and magnificent dinosaur adventure playground for children, the whole family is catered for. Direct access to the Downs Link provides breath-taking routes for the avid cyclist, horse-rider or dog walker. Southwater is served by regular bus services to Horsham and surrounding areas and both Christ's Hospital and Horsham train stations are within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable Brasserie White Company and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, ample parking facilities and a choice of supermarkets are at hand in and around the town. 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.





N

Garage
Approximate Floor Area
308.49 sq ft
(28.66 sq m)

Ground Floor
Approximate Floor Area
951.96 sq ft
(88.44 sq m)

First Floor
Approximate Floor Area
701.59 sq ft
(65.18 sq m)

Approximate Gross Internal Area (Excluding Garage) = 153.62 sq m / 1653.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
— Trusted since 1947 —