



1 Lambs Farm Close, Horsham, RH12 4JZ

Guide Price **£550,000 – £575,000**

**MANSELL
McTAGGART**
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- 3 good sized bedrooms
- 2 reception rooms
- Immaculately presented detached house
- Built in the 1960s
- New driveway for 2 vehicles and garage
- West facing corner plot garden
- Vendor suited
- Close to schools, walks, transport links and shops
- Potential to enlarge similar to nearby homes

A beautifully presented and greatly improved 3 bedroom, 2 reception room detached house, built in the 1960s with driveway for 2 vehicles, garage and west facing corner plot garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

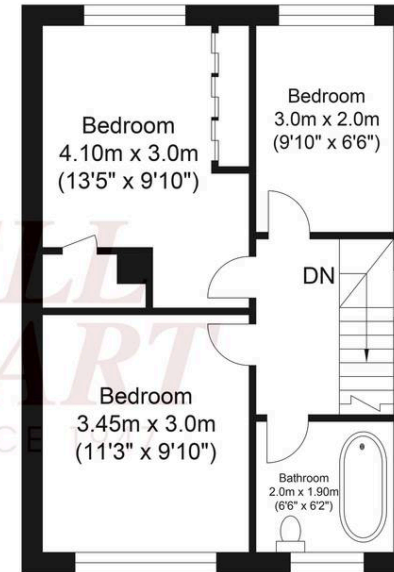
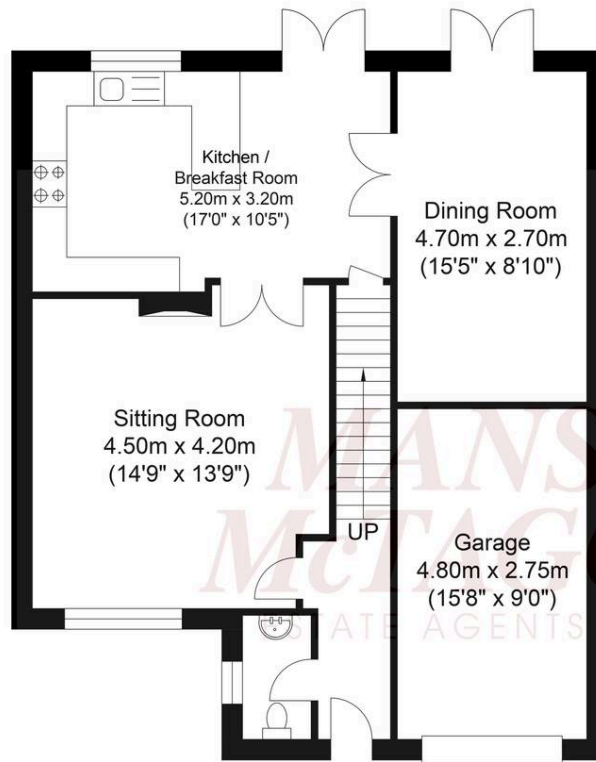




A beautifully presented and greatly improved 3 bedroom, 2 reception room detached house, built in the 1960s with driveway for 2 vehicles, garage and west facing corner plot garden. The property is situated on a popular residential development, close to excellent schools, major transport links, shops and country walks. The accommodation comprises: entrance hallway, cloakroom, sitting room with open fire and kitchen/breakfast room refitted with an attractive range of units, Quartz work surfaces, integrated appliances, bar that seats 3 and French doors onto the garden. A pair of doors lead into the good sized dining room that would entertain 10 and a further set of French doors provide access to the paved seating area. Upstairs there is a master bedroom with fitted wardrobes and separate storage cupboard (formerly airing cupboard). There are 2 further well proportioned bedrooms and modern family bathroom. Benefits include double glazed windows and gas fired central heating to radiators (combination boiler located in the kitchen/breakfast room). A newly laid resin driveway provides parking for 2 vehicles, leading to the garage with power and electric door. The 62' x 53' west facing corner plot garden is a particular feature of the property and offers an excellent degree of privacy. The present seller has sympathetically planted an array of shrubs and plants over the years and has created a perfect environment to entertain in. The garden is lawned with well stocked borders, Indian Sandstone patio, timber framed shed, side access with resin pathway onto Lambs Farm Road and the driveway.

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
782.53 sq ft
(72.70 sq m)

First Floor
Approximate Floor Area
420.0 sq ft
(39.02 sq m)

Approximate Gross Internal Area (Including Garage) = 111.72 sq m / 1202.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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