



# Capel Road, Horsham

Offers Over £1,335,000





This stunning property sits on a substantial plot with breathtaking views across the surrounding fields and countryside. Surprisingly the property is only nine years old, yet is filled with character, style and charm.





This stunning property of traditional construction is approached through secure double gates to the driveway where there is ample parking and garaging for numerous cars. The substantial accommodation on the ground floor flows from the magnificent kitchen/breakfast room through to the dining area and large living room. In addition there is a sizeable family room which could be used as a bedroom and spacious utility room with downstairs shower room. On the first floor are three good sized bedrooms, all with ensuite facilities and all enjoying the far reaching views. A further bedroom with an ensuite shower sits over the garage, perfect for visiting guests.

As well as the stunning accommodation there are exceptional grounds with large lawn, ornamental pond and patio seating areas to take in the wonderful views and a separate home office sits next to the house.

Rusper offers easy access to Crawley and Horsham both with great transport links to London and the South Coast. There is a thriving restaurant and café scene in the market town of Horsham, from familiar chains to independent and award-winning eateries. Horsham Park has tennis courts, a swimming complex and gymnastics centre. There is a wide selection of sport and leisure facilities for all ages within the town. West Street and Swan Walk offer comprehensive shopping and there is a John Lewis and Waitrose on Albion Way.



# Need to know

- Magnificent newly built home with 2897 Sq Ft of accommodation surrounded by beautiful countryside
- Stunning kitchen/diner with Quartz worktops, central breakfast bar island and bi-folding doors opening out to the garden.
- Dining area and Large lounge with brick fireplace with wood burner and doors to the garden
- Large family room with doors fully opening out - ideal with further reception area or a further bedroom
- All the upstairs bedrooms have ensuite bathroom or shower rooms and the rear bedrooms have Juliet balconies to enjoy the views
- Annex guest accommodation with ensuite shower room- potential Air B & B income in excess of £25,000 PA
- Double garaging with electric car charger and gated driveway parking for numerous vehicles
- Separate home office overlooking the stunning grounds
- Ruser village benefits from a popular primary school, church, convenience store, post office and two fantastic pubs
- Ground source heat pump/EPC - B/Council Tax - C



## Interested?

reigate@ralphjames.co.uk  
01737 333677

ralphjames.co.uk