



hamlyn  
smith.

Oakwood, Horsham, RH13 8JG

£325,000



3 Bedrooms



1 Reception



1 Bathroom

A wonderful opportunity to buy a mid 20th-century three-bedroom house in the West Sussex village of Partridge Green, situated on a quiet road with a south-facing garden and a garage.

- Three bedrooms
- Sunny rear garden
- Direct access to a garage with power
- Quiet residential setting
- EPC rating - D
- Council tax band - C





# hamlyn smith.



50 Goldstone Villas, Hove, BN3 3RS



01273 762222



hello@hamlynsmith.co.uk

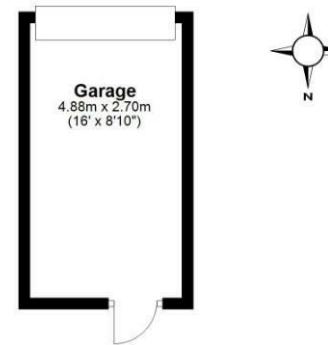
This pretty terraced house is set back from the road, on the edge of a green which has mature trees including silver birch and creates a welcoming first impression. The front door opens to an entrance hall with room to hang coats and store shoes. A door to the right opens to a fantastic dual-aspect living room, which, at over 7 metres, runs the full depth of the house. Bright and spacious, with room for a lounge and a dining area, there are double doors onto the back garden, which further enhances the feeling of space, especially in the warmer months. There is also a gas fire for cosy winter evenings.

Adjacent to the living/dining room, the modern kitchen has been recently renovated and has space for a freestanding cooker, a fridge, a separate freezer and a washing machine. There is also direct access to the garden from the kitchen. Stylish shaker-style units are offset by a tiled floor in warm terracotta. Thoughtful details include USB charging points.

Outside there is a good-size south-facing garden, with a lawn, patio area and raised flower borders. The garage is to the rear of the property and has power and a light. A door at the rear of the garage allows access to the house via the garden. There is also useful rear access to the garden via an alley.

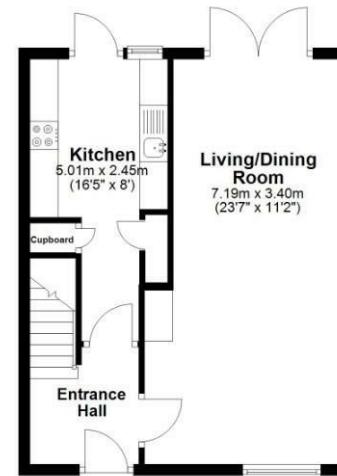
Upstairs there are three bedrooms and a bathroom, all arranged off a central landing. All of the bedrooms are well-proportioned, with two being good-sized doubles. The modern bathroom has a white suite with large format wall tiles and an electric Triton shower over the bath. The house has a Potterton system boiler, with an airing cupboard housing the hot water cylinder in the kitchen, and all the windows are double-glazed. The soffits have been updated with UPVC for low maintenance.

Partridge Green is a vibrant village with a range of amenities, including a Co-op, post office, and its own primary school. There are two local pubs: The Partridge, located in the village, and The Green Man, just outside. The surrounding countryside is ideal for walkers, with the South Downs National Park nearby. Road links are excellent, with Horsham around 15 minutes by car and Gatwick Airport approximately 30 minutes away. From Horsham's mainline station, trains to London Bridge and Victoria take under an hour.



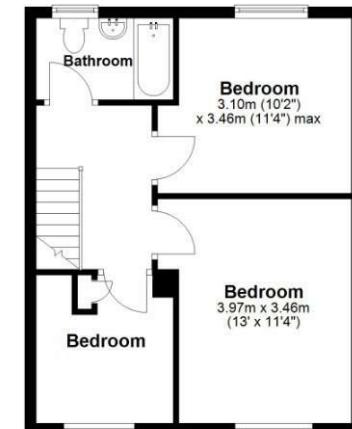
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Oakwood, Partridge Green



**Ground Floor**

Approx. 40.0 sq. metres (430.2 sq. feet)



**First Floor**

Approx. 40.3 sq. metres (434.1 sq. feet)

**Total area: approx. 80.3 sq. metres (864.3 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

