



Kensett Avenue, Broadacres, Southwater, RH13 9FF.

Guide Price £1,000,000 Freehold



- Prime overlooking green position
- Four double bedrooms
- Two en suites
- Principle bedroom suite with dressing room
- Balcony
- Superb kitchen family room
- Double garage with potential stpp
- EPC B
- Viewing recommended



Occupying one of the most desirable positions within Berkeley Homes' sought after Broadacres development, this exceptional detached residence represents a rare opportunity to acquire the only Shearwater design constructed within the scheme.

Built in 2020 and enjoying attractive views across the landscaped green opposite, the property offers beautifully balanced accommodation extending to approximately 2,621 sq ft including the detached double garage.

Unlike many modern executive homes where space is divided into additional but often smaller bedrooms, the Shearwater was designed to prioritise generous proportions throughout. The result is a home that delivers the scale of larger property whilst providing four outstanding double bedrooms and exceptional living space.



The welcoming reception hall immediately sets the tone, creating a wonderful first impression and leading to the principal living areas.

The elegant double aspect sitting room enjoys views across the green and provides the perfect space to relax and unwind.

A separate dining room offers excellent flexibility for formal entertaining, home working or family use.

The heart of the home is undoubtedly the impressive open plan kitchen, dining and family room. Measuring almost 26 feet in length, this superb space has been designed for modern family life, combining cooking, dining and informal living within one beautifully connected environment.

The current owners have added a bar area with lighting to improve the use of this space. French doors open directly onto the garden, creating an ideal setting for entertaining throughout the year.

A separate utility room provides valuable practical space away from the main living areas.

The first floor continues to impress.

The principal bedroom suite is a standout feature of the home, enjoying attractive views across the green from its balcony. The suite also benefits from a generous dressing room and a luxurious en suite bathroom, creating a space more commonly associated with a luxury hotel feel.

Bedroom two also benefits from its own en suite, whilst two further double bedrooms are served by a stylish family bathroom.

Outside, the property enjoys an attractive frontage with driveway parking leading to a substantial detached double garage.

In addition to providing excellent parking and storage, the garage may offer future potential for alternative

uses such as a home office, gym or studio, subject to any necessary planning permissions and building regulations.

Broadacres has quickly established itself as one of Southwater's premier developments, combining Berkeley Homes' renowned build quality with excellent access to the village centre, Southwater Country Park, the Downs Link and highly regarded local schools.

Rarely does a property of this scale, specification and individuality become available within the development. For buyers seeking one of Broadacres' finest homes, the Shearwater presents a genuinely unique opportunity.



Material Facts

Guide Price £1,000,000 Freehold

Council Tax Band: Band G
Horsham District Council

EPC Rating B
Remainder of 10 year NHBC warranty from 2020

Property Type: Detached House
Mains Services: Gas/Electricity/Water/Drainage

Heating Type: Gas central heating to radiators

Broadband information: 16 mbps to 2000 mbps Fibre to the property available

Mobile Coverage: Good on most providers

Parking Type: Double Garage with driveway parking.

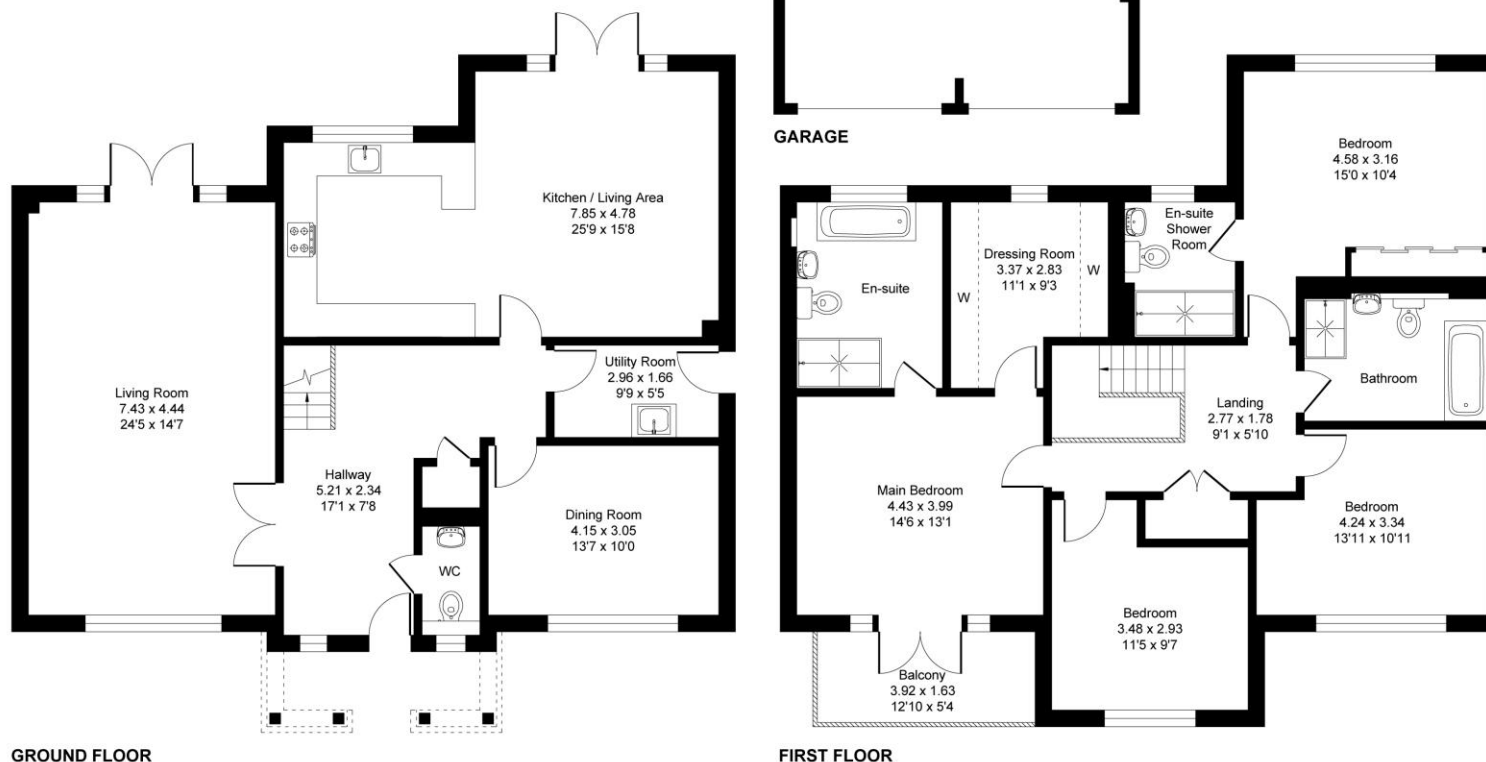
Flood/Erosion Risk:
River and Seas: Very Low
Surface Water: Very Low

There is a development charge of approx. £280 per 6 months





Approximate Gross Internal Area = 2621 sq. ft / 243.50 sq. m



Produced By Picpreview.co.uk Ltd.

Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ
T: 01403 248222 • E: horsham@martinco.com

01403 248222

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

