



Nuthatch Way, Horsham, West Sussex, RH12 5HN



woodlands



Tucked away at the end of an exclusive cul-de-sac in one of North Horsham's most sought-after locations, this exceptional family home has been thoughtfully extended and upgraded by the current owners to offer a superb blend of modern living and everyday practicality. Beautifully presented throughout, it provides an ideal setting for families, with highly regarded local schools close by and convenient access to both Littlehaven and Horsham stations, offering direct links into London Bridge, London Victoria and the South Coast.

On arrival, the property immediately impresses with a driveway providing off-road parking for two vehicles, leading to a substantial attached double garage which also presents exciting potential for further development, subject to the necessary planning consents. A covered entrance porch opens into a bright and welcoming hallway, where a striking galleried landing creates a wonderful sense of space and sets the tone for the rest of the home. A convenient guest cloakroom is also located off the hallway.

To the front of the property, a well-proportioned study with built-in storage offers the perfect solution for those working from home, providing a quiet and dedicated workspace. The living and dining rooms are both generously sized and arranged in a more traditional style, with double doors allowing for either separate use or an open-plan flow when entertaining.

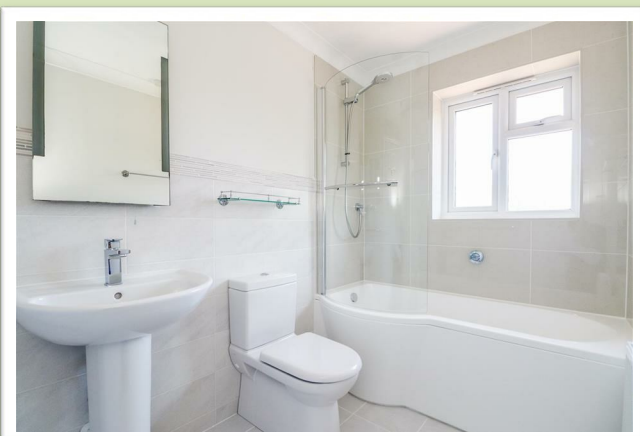
Undoubtedly the centrepiece of the home is the stunning, extended kitchen/dining/family space at the rear. Designed with modern living in mind, this impressive area features a central island with integrated sink, and dishwasher. Also integrated is a double oven and large induction hob, whilst bi-folding doors complete with integrated solar blinds open out onto the garden - creating a seamless connection between indoor and outdoor living. A separate utility room provides additional practicality and links conveniently through to the garage.

Upstairs, the sense of space continues with four well-proportioned bedrooms arranged around the galleried landing. Three of the bedrooms comfortably accommodate a double bed, whilst the principal bedroom benefits from its own en-suite shower room, while a contemporary family bathroom, fitted with an Aqualisa shower over a P-shaped bath, serves the remaining bedrooms.

Outside, the rear garden offers a private and secluded setting, ideal for both entertaining and relaxing. A patio area provides the perfect space for outdoor dining, leading onto a well-maintained lawn bordered by mature planting, creating a peaceful and attractive backdrop.

Stylish, spacious and superbly located, this is a fantastic opportunity to acquire a modern family home in one of North Horsham's most desirable residential settings.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COVERED PORCH

FRONT DOOR TO:

ENTRANCE HALL

CLOAKROOM 2'10" x 5'05" (0.86m x 1.65m)

STUDY 9'06" x 9'10" (2.90m x 3.00m)

LIVING ROOM 12'11" x 16'09" (3.94m x 5.11m)

DINING ROOM 12'11" x 9'05" (3.94m x 2.87m)

KITCHEN/FAMILY ROOM 18'0" x 27'04" (5.49m x 8.33m)

UTILITY ROOM 7'04" x 5'03" (2.24m x 1.60m)

FIRST FLOOR

GALLERIED LANDING

BEDROOM ONE 11'11" x 11'10" (3.63m x 3.61m)

EN-SUITE SHOWER ROOM 5'10" x 8'02" (1.78m x 2.49m)

BEDROOM TWO 11'10" x 12'02" (3.61m x 3.71m)

BEDROOM THREE 9'09" x 12'04" (2.97m x 3.76m)

BEDROOM FOUR 6'06" x 12'02" (1.98m x 3.71m)

FAMILY BATHROOM 5'07" x 8'02" (1.70m x 2.49m)

OUTSIDE

FRONT GARDEN

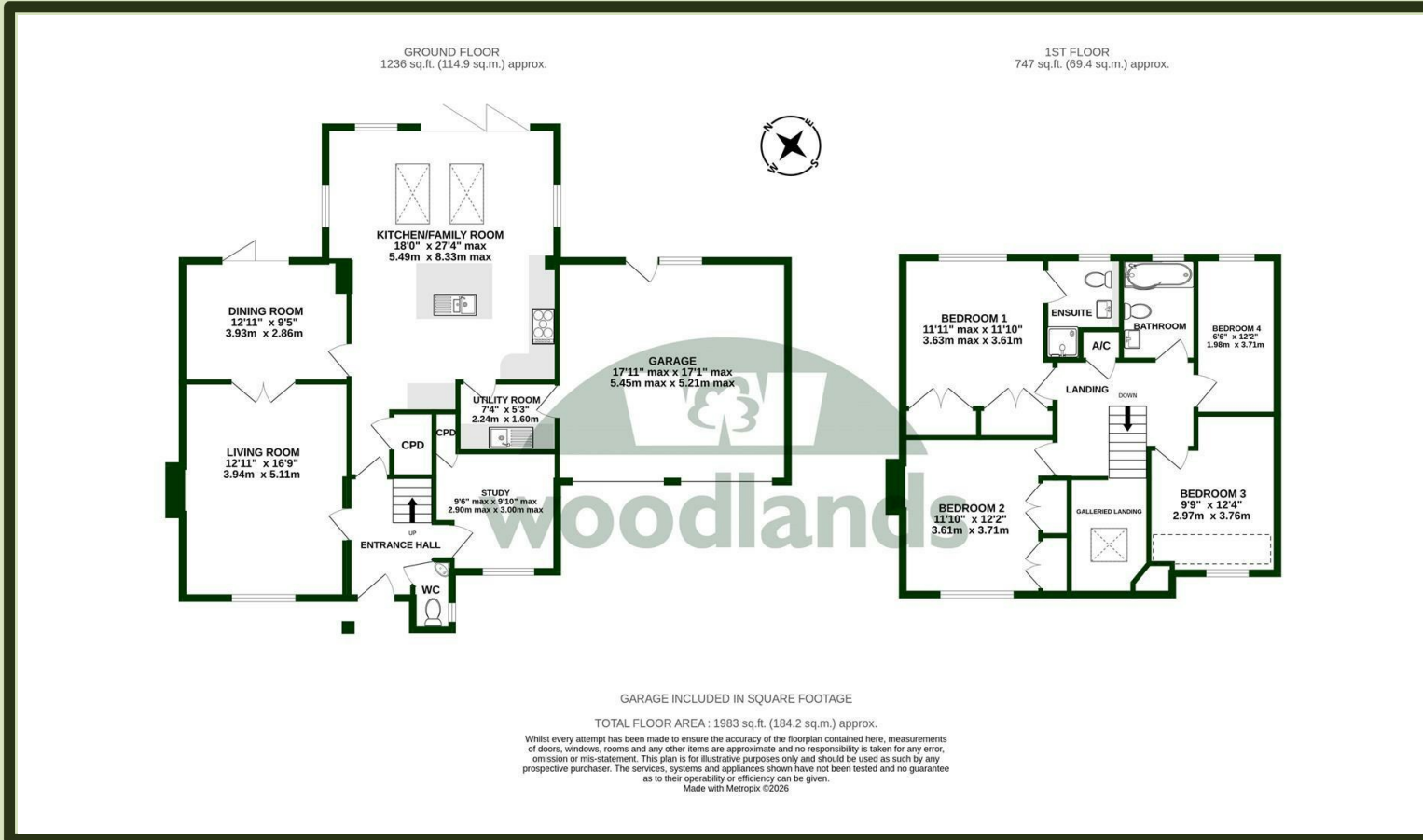
OFF ROAD DRIVEWAY PARKING

ATTACHED DOUBLE GARAGE 17'11" x 17'01" (5.46m x 5.21m)

REAR GARDEN



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LOCATION: The property is situated in a sought after location offering excellent road links for the A24/Horsham bypass which provides easy access to London and the South Coast, connecting with the M23 and the M25 and provides easy access to London, Heathrow and Gatwick International Airports. There are two mainline railway station in Horsham, with direct links to Gatwick and London (Victoria/London Bridge).

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre and there is Piries Place with an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham town centre follow Albion Way over the first roundabout and turn right at the traffic lights into Springfield Road. Continue along through the two sets of traffic lights. Take the second turning on the right into Pondtail Road. Follow this road under the railway bridge and go straight ahead at the first mini roundabout. Continue along this road and at the next mini roundabout turn left into Pondtail Drive and take the second turning on the left into Nuthatch Way.

COUNCIL TAX: Band G.

EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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