



Guide Price
£785,000
Freehold

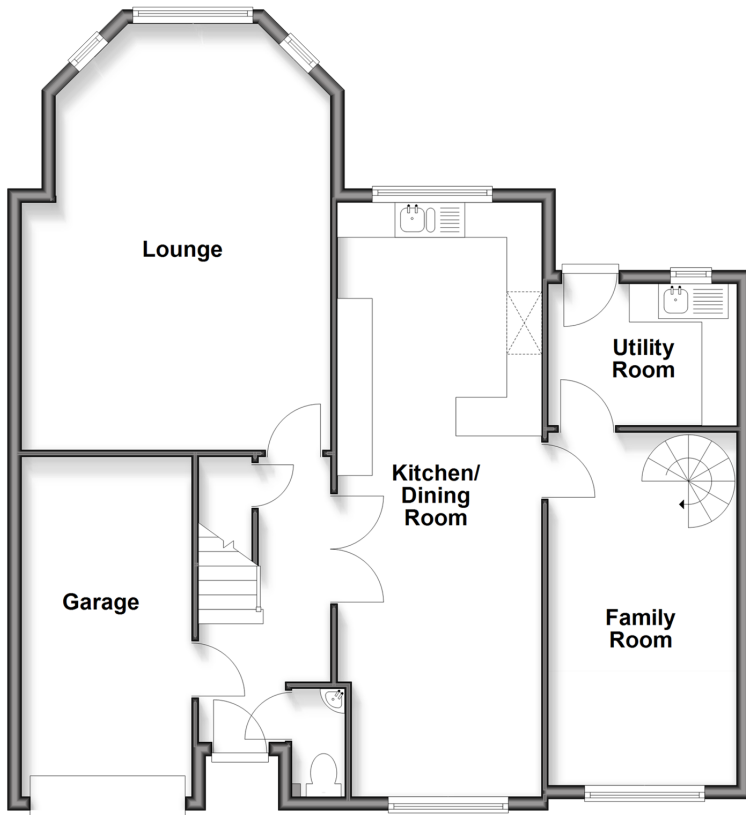
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Blakes Farm Road, Southwater, Horsham,
West Sussex, RH13

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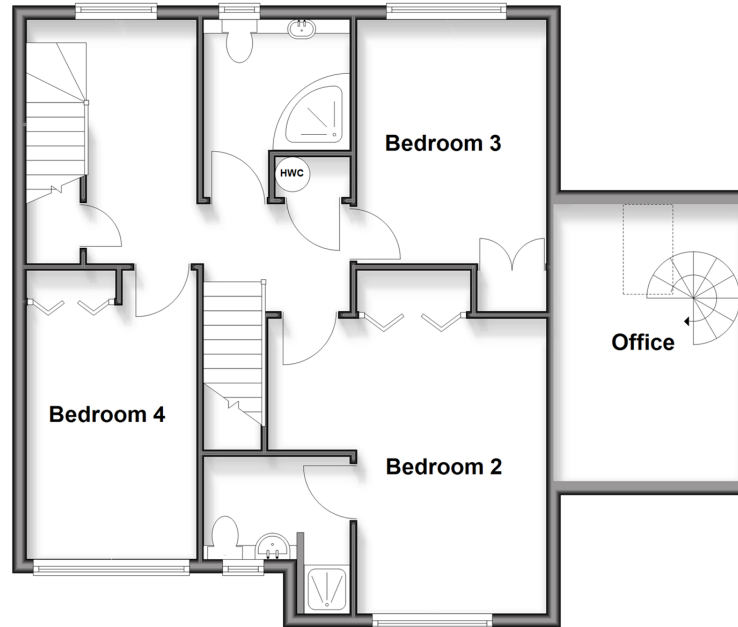
Ground Floor

Approx. 91.6 sq. metres (986.4 sq. feet)



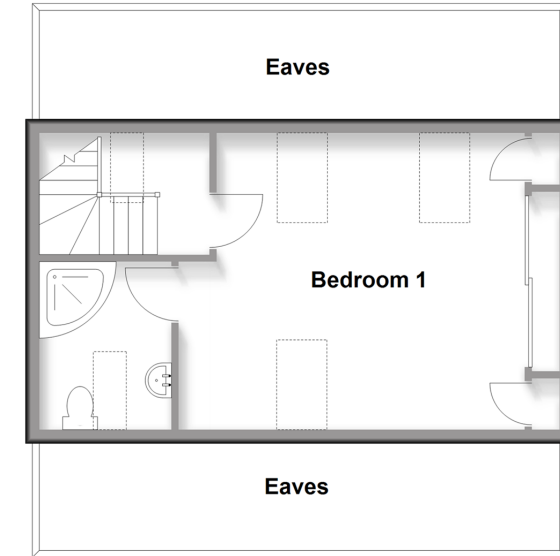
First Floor

Approx. 71.7 sq. metres (771.5 sq. feet)



Second Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



Accommodation

GROUND FLOOR

Hallway
Cloakroom
Kitchen/Dining Room: 28'0 x 9'7 (8.54m x 2.92m)
Utility Room: 8'10 x 6'7 (2.69m x 2.01m)
Lounge: 20'2 x 14'10 (6.15m x 4.52m)
Family Room: 17'1 x 8'10 (5.21m x 2.69m)

FIRST FLOOR

Landing
Bathroom: 8'4 x 6'5 (2.54m x 1.96m)
Bedroom 2: 14'1 x 13'2 (4.30m x 4.02m)
En-suite: 6'9 x 4'2 (2.06m x 1.27m)
Bedroom 3: 11'6 x 8'0 (3.51m x 2.44m)
Bedroom 4: 11'8 x 8'10 (3.56m x 2.69m)
Office: 13'1 x 8'9 (3.99m x 2.67m)

SECOND FLOOR

Bedroom 1: 15'8 x 13'11 (4.78m x 4.24m)
En-suite Shower Room: 7'9 x 6'6 (2.36m x 1.98m)

OUTSIDE

Front Garden
Rear Garden
Garage
Driveway



Main features

- Beautifully presented family home
- Dual aspect kitchen/diner
- Garage and driveway for up to 5 cars
- Extended to include home office, utility room and extra reception room
- Large main bedroom with built-in wardrobes and en-suite shower room

Nearest Schools

Primary Schools: Southwater Junior Academy 0.9 miles, Castlewood Primary 1.2 miles, Itchingfield Primary 2.0 miles

Secondary Schools: Tanbridge House School 3.4 miles,

Transport Information

Train Stations: Horsham 3.0 miles, Christs Hospital 3.2 miles, Billingshurst 4.9 miles

Address

Blakes Farm Road, Southwater, Horsham, West Sussex, RH13

Directions

For directions to this property please contact us.



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Call Southwater Branch 01403 731901 ■ cubittandwest.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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