

1 River Walk, Horsham

Guide Price **£1,000,000**

Henry Adams
estate agents

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Horsham

A welcoming entrance hall leads into the generous living room, where a **beautiful bay window floods the space with natural light**, while a contemporary fireplace provides an elegant focal point and a warm, inviting atmosphere. The proportions of this reception room make it an ideal space for both relaxed family living and entertaining.

The home also benefits from a **separate dining room**, offering excellent flexibility to suit the needs of a modern family. Currently utilised as a stylish snug and home office, this versatile room could easily be returned to its original purpose as a formal dining room, providing an additional reception space for entertaining, working from home or simply relaxing.

The true centrepiece of the home is the impressive open-plan kitchen, dining and family room, the stylishly appointed kitchen flows effortlessly into the dining and family areas. Expansive bi-fold doors open directly onto the landscaped rear garden, filling the space with natural light and creating a seamless connection between the interior and exterior. A separate utility room and cloakroom provide additional practicality and convenience.

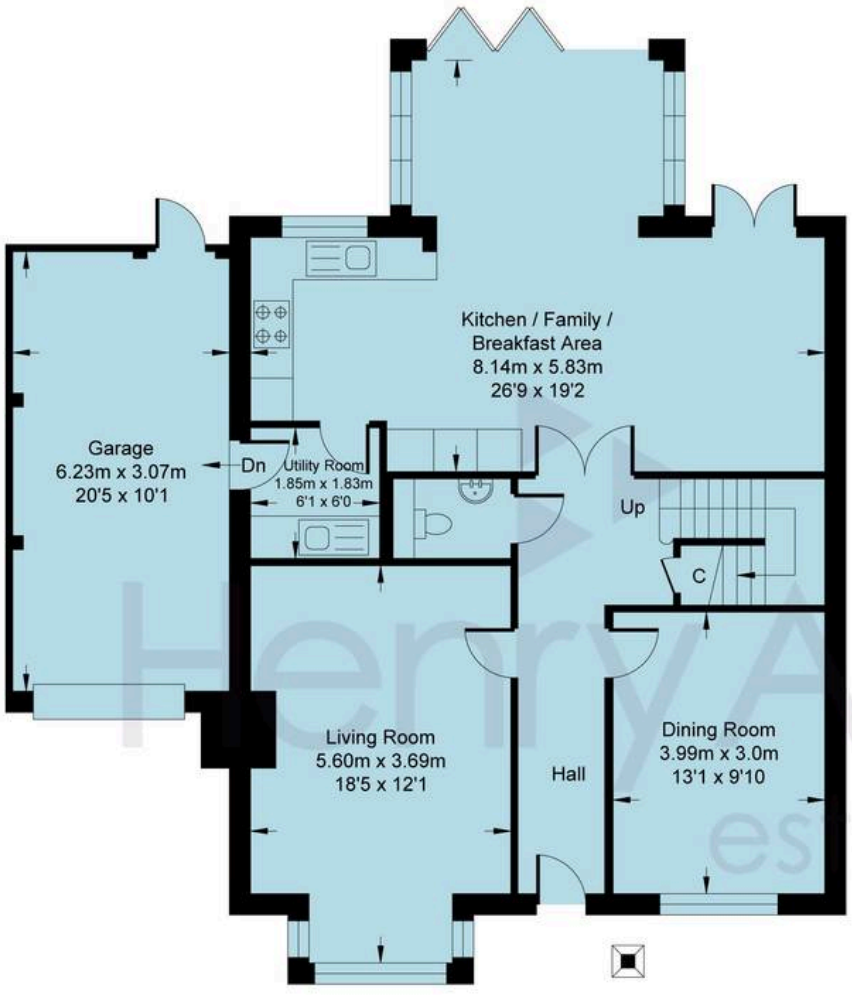
Upstairs, the principal bedroom offers a private and luxurious retreat, complete with a beautifully appointed bathroom suite and dedicated dressing area. Three further generous double bedrooms provide excellent accommodation for family and guests, complemented by an attractive contemporary family bathroom.



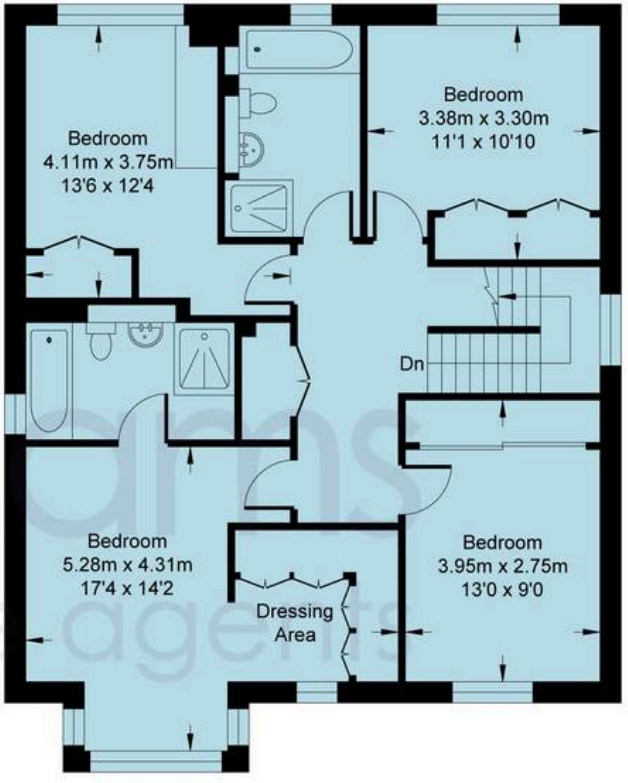








GROUND FLOOR



FIRST FLOOR

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River Walk

Approximate Internal Area = 1769 sq ft / 164.36 sq m
Garage = 206 sq ft / 19.13 sq m
Total = 1975 sq ft / 183.49 sq m
For identification only - not to scale









Outside, the landscaped rear garden provides a particularly attractive extension of the living accommodation. A generous patio creates an ideal setting for alfresco dining and entertaining, while the predominantly lawned garden is bordered by mature shrubs and planting, providing a private and established setting. The bi-fold doors allow the garden to become a natural extension of the open-plan living space, making the home particularly suited to entertaining during the warmer months.

To the front, a private driveway provides ample off-street parking and leads to the garage, offering secure parking and valuable additional storage.

The property is further enhanced by a range of modern features, including an EV charging point and excellent storage throughout.

Occupying a premium position in one of Horsham's most sought-after areas, this exceptional home successfully combines contemporary elegance, character and practical family living. With its generous accommodation, beautiful bay-windowed living room, impressive open-plan entertaining space and landscaped garden, it represents a rare opportunity to acquire a stylish and substantial detached home in a highly desirable Horsham location.

Council Tax band: G

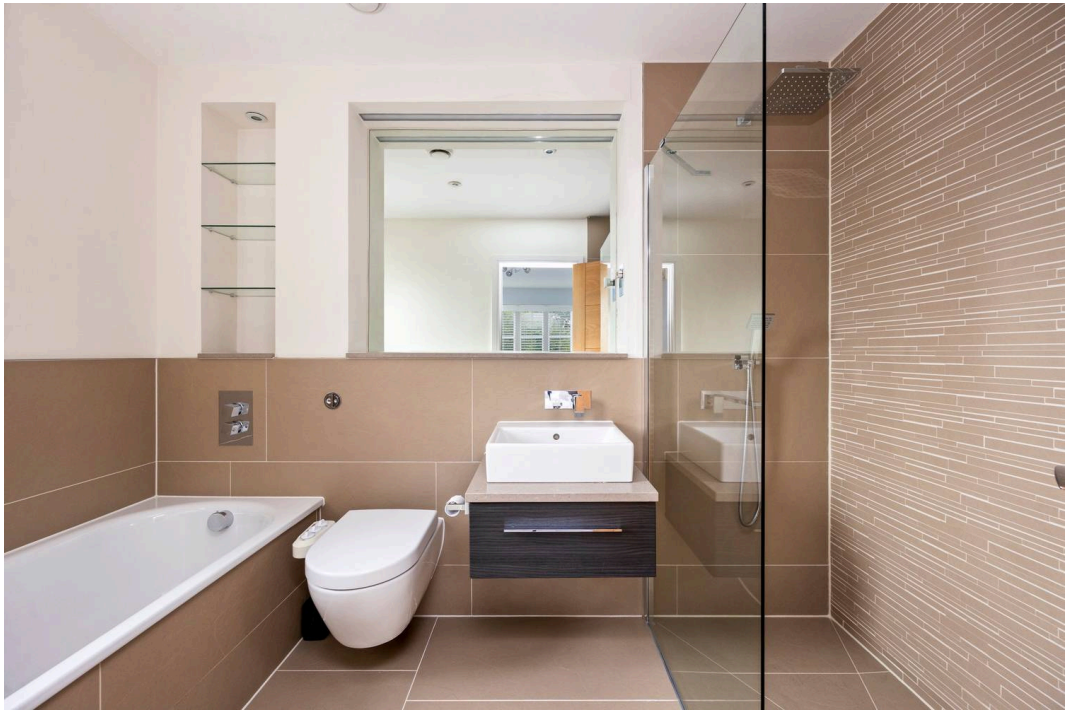
Tenure: Freehold

EPC Energy Efficiency Rating: C

Approx management estate fee £315.81 per annum









Henry Adams - Horsham

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