



Widgeon Way, Horsham, West Sussex, RH12 2LX



woodlands



Brought to the market for the very first time since the property was built in the 1960's, and sold with no onward chain, this much-loved home presents an exceptional opportunity for buyers seeking a property with remarkable potential. Neighbouring houses have already demonstrated how successfully these plots can be extended or remodelled (stpp), giving future owners the chance to create a truly impressive family residence in one of Horsham's most sought-after pockets.

Tucked away along the rarely available Widgeon Way, the setting itself is a real treasure. With Horsham Park and Warnham Nature Reserve both close by, families can enjoy beautiful green spaces, play areas, and peaceful walks, all while remaining within easy reach of the bustling town centre. It is no surprise that homes in this discreet location are so keenly searched for, and the fact this property has never changed hands speaks volumes about its appeal.

The house is set back behind a private driveway with space for two vehicles, positioned in front of an integral garage that offers additional parking or exciting scope for conversion into further ground-floor living space, subject to the usual consents. A secure porch leads into a bright and welcoming entrance hall, where doors open to all ground-floor rooms and a convenient guest WC.



The spacious triple-aspect living room is a standout feature, bathed in natural light throughout the day. With two sets of French doors opening directly onto the wraparound rear garden, it is a wonderful area for family time or quiet relaxation. The separate dining room enjoys garden views and provides a generous setting for gatherings and entertaining. From here, a door leads into the kitchen, fitted with a selection of wall and base units and offering space for freestanding appliances.

Upstairs, the first floor hosts four comfortable double bedrooms, all benefiting from built-in storage solutions, along with a well-proportioned family bathroom.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 5'11" x 5'09" (1.80m x 1.75m)

ENTRANCE HALL 8'07" x 13'11" (2.62m x 4.24m)

LIVING ROOM 13'05" x 25'03" (4.09m x 7.70m)

DINING ROOM 11'0" x 10'11" (3.35m x 3.33m)

KITCHEN 11'0" x 10'0" (3.35m x 3.05m)

CLOAKROOM 4'11" x 4'0" (1.50m x 1.22m)

#### FIRST FLOOR

LANDING 16'01" x 7'03" (4.90m x 2.21m)

BEDROOM ONE 13'05" into ward x 15'03" (4.09m into ward x 4.65m)

BEDROOM TWO 13'05" x 9'11" (4.09m x 3.02m)

BEDROOM THREE 10'11" x 10'11" (3.33m x 3.33m)

BEDROOM FOUR 10'11" x 10'10" (3.33m x 3.30m)

FAMILY BATHROOM 5'11" x 8'03" (1.80m x 2.51m)

#### OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

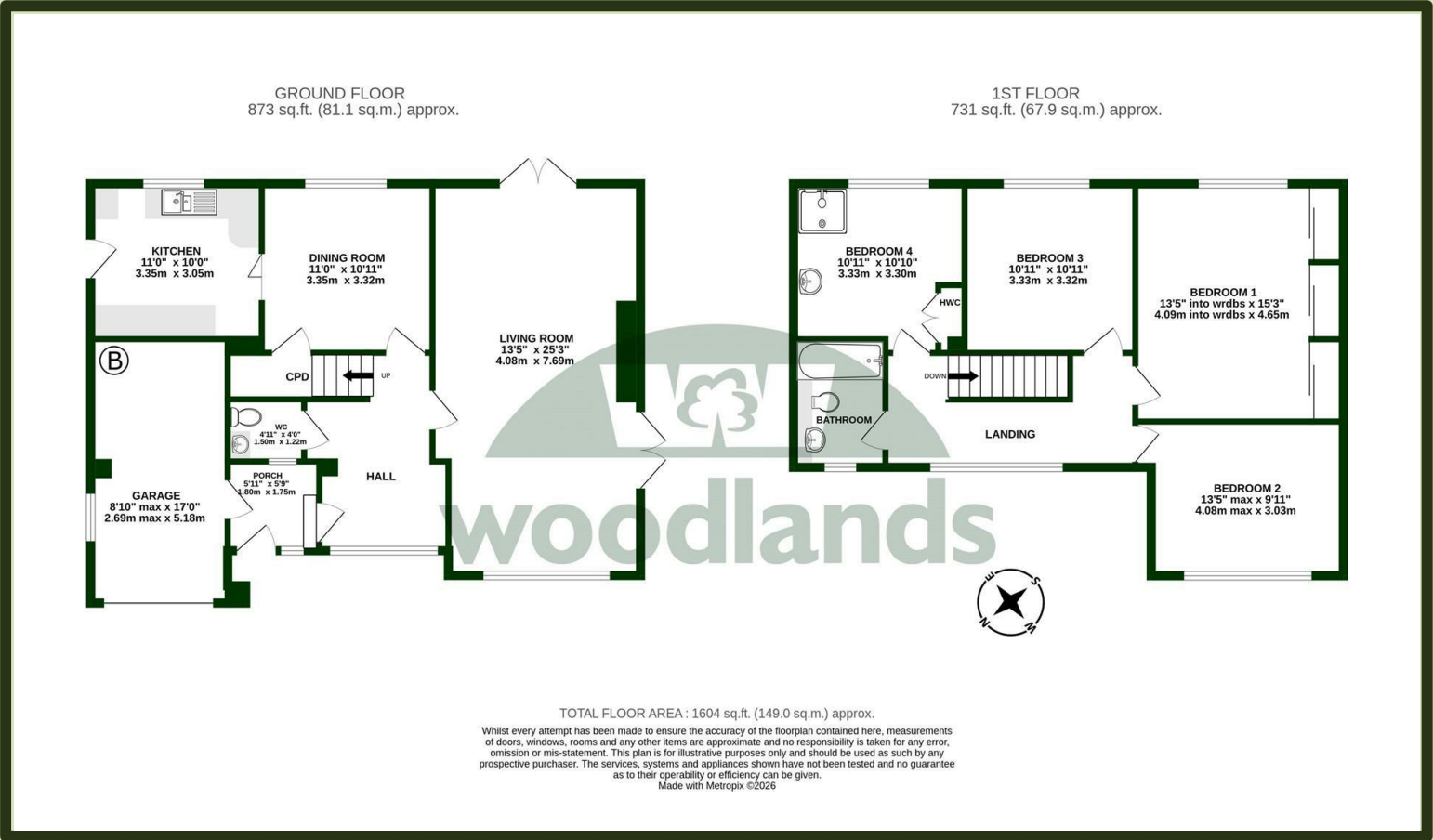
INTEGRAL GARAGE 8'10" x 17'0" (2.69m x 5.18m)

REAR GARDEN

NO ONWARD CHAIN



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)



**LOCATION:** The property is located in a highly regarded area of Horsham offering excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281. Horsham's thriving town centre has an excellent range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

**DIRECTIONS:** From Horsham town centre turn left at the traffic lights into Albion Way and go straight ahead at the roundabout. Turn right at the first set of traffic lights into Springfield Road and go straight ahead at the next two sets of lights. Take the first right into Pondtail Road, opposite the Dog & Bacon public house and then third left into Old Millmeads. Take the third turning on the left into Kingfisher Way then first right into Widgeon Way.

**COUNCIL TAX:** Band F.

**EPC Rating:** D.

**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.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**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.**

**woodlands**

Tel: 01403 270270

