



7 River Walk, Horsham

Guide Price **£1,075,000**


Henry Adams
estate agents

7 River Walk

Horsham

A substantial five bedroom, three bathroom detached executive home situated in a unique, quiet and discreet private position in the prestigious Highwood Village Development just off the River Walk.

To the ground floor; the reception hallway welcomes you and has double doors that lead through to the stunning kitchen/dining/family room which is an ideal social family space with bi-folding doors opening directly onto the rear garden terrace. The kitchen is presented to a high specification with and has an integrated wine cooler along with extra work surface space and cleverly designed storage space. There is tiled flooring running through with underfloor heating. The main sitting room enjoys a box bay window to the front aspect, has a feature fireplace and there is a feeling of airiness and space due to the high ceilings and full height window. Further reception space to the ground floor includes a separate dining room which is also of decent proportions. Also of note to the ground floor is a convenient utility room, cloakroom and generous under stairs storage cupboard.

A turning staircase with stylish stair runners leads to the first floor, the main bedroom suite has double doors leading to the balcony which is ideal for early morning coffee/breakfast. There is a well-proportioned walk-in dressing room plus a luxurious en-suite bathroom with full suite including freestanding bath, large walk-in shower and twin wash hand-basins - all finished by Villeroy and Boch with chrome Vado fittings. There are two further bedrooms to the first floor plus a well-equipped family bathroom. A further staircase leads to the second floor where there is another well-proportioned bedroom with en-suite shower room and wardrobe space, There is a further bedroom plus an adjacent walk-in dressing room.







7 River Walk, Horsham, RH12 1DU

Approximate Area = 2454 sq ft / 227.9 sq m

Garage = 389 sq ft / 36.1 sq m

Total = 2843 sq ft / 264.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 587715



Driveway parking leads to the detached double garage which also has an electric car charging point, the driveway provides space for several vehicles. The front gardens are landscaped with shrubs and borders. The rear garden is predominantly lawn with a sandstone terrace area; ideal for alfresco dining within the summer months. There is also raised beds and built up water feature providing a relaxing backdrop.

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downlink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt, Millais, Forest, Tanbridge, Collyers, Christs Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

Approx management estate fee £400.00 per annum







Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

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