



7 Winnet Way

Southwater, Horsham, West Sussex RH13 9TD

Guide Price £450,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

# 7 Winnet Way, Southwater, Horsham RH13 9TD

A three bedroom semi-detached family home set in a highly convenient and sought after road in Southwater village. Accessed off of Cedar Drive, Winnet Way is a quiet cul-de-sac which lies within walking distance of the excellent local amenities including Castlewood Primary School, Southwater Infant & Junior Academies, Southwater Leisure Centre & Lintot Square with its local Co-Op convenience store, pharmacy, Tea Room and food outlets. The A24 is easily accessible and makes this location perfect for commuters, and Southwater Country Park and nearby access to the Downs Link means the countryside really is right on your doorstep. The accommodation in brief comprises an entrance hall, downstairs wc, sitting room, dining room, kitchen and attached garage on the ground floor. On the first floor there are two double bedrooms, a third single bedroom and a family bathroom. Outside to the front there is driveway parking and to the rear is a wonderfully private, West facing garden. Viewings are highly recommended to appreciate all that is on offer with this delightful family home.

The accommodation comprises:

## Entrance Hall

A welcoming entrance hall with radiator, high-level fuse board, and doors leading to the cloakroom and sitting room.

## Cloakroom

Comprising a low-level WC with dual flush, wall-mounted wash hand basin with mixer tap, radiator with fitted cover, half-height wall panelling, an obscured front-aspect window, and ceramic tiled flooring.

## Sitting Room

A wonderfully bright sitting room benefitting from front and side dual-aspect windows. Features include a radiator, stairs rising to the first-floor landing, and a fireplace surround for electric feature fire. An arched opening leads through to the dining room. There is also bespoke under-stairs storage with shelving and pull-out drawers for coats and shoes.

## Dining Room

Offering space for a good-sized dining table, with a radiator and French doors opening onto the rear garden. An opening leads through to the kitchen.

## Kitchen

Fitted with a range of eye and base level cabinets and drawers with complementary worktops, stainless steel two and a half bowl corner sink with detachable mixer tap, space for a fridge freezer, space for Rangemaster-style cooker with extractor hood over. There is also space and plumbing for a dishwasher and washing machine, a wall-mounted gas-fired boiler, and a rear-aspect window overlooking the garden.

## First Floor Landing

With radiator, loft hatch providing access to the loft space, and a large airing cupboard with shelving.

## Bedroom 1

A spacious double bedroom, beautifully bright due to rear and side dual-aspect windows, featuring full-width fitted wardrobes and a radiator.

## Bedroom 2

A further double bedroom with front-aspect window and radiator.

## Bedroom 3

A well-proportioned single bedroom with front-aspect window and radiator.

## Bathroom

A recently completed, high-quality bathroom suite comprising a P-shaped panelled bath with mixer taps and shower over, including both handheld attachment and rainfall showerhead. Vanity unit with integrated wash hand basin and mixer tap, low-level WC with dual flush, heated towel radiator, tiled niches, obscured rear-aspect window, tiled flooring, downlighting, and extractor fan.

## Garage

A single attached garage with up-and-over door to the front, rear access door to the garden, and power and lighting.

## Outside

The property enjoys a sunny, westerly-facing and secluded rear garden. It features a large decked area ideal for outdoor entertaining, a lawned section, and well-stocked planted borders with established shrubs and climbing plants. There is also a timber-built shed and rear access to the attached garage. To the front, a driveway provides off road parking.

**Agent's Note:** We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Ref: 26/5945/23/02

Council Tax Band - D

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

