



1 Old Millmeads
Horsham, West Sussex, RH12 2LP
Guide Price £745,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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A highly individual and significantly improved bungalow offering versatile accommodation extending to almost 2,000 sq ft, occupying a highly desirable position just moments from Horsham Park and less than a mile from Horsham town centre, hospital and railway station. This is a property that must be viewed to be fully appreciated. Deceptively spacious, impeccably presented and enjoying an exceptional degree of privacy from both neighbouring properties and the road, the home was extensively extended and renovated by the current owner in 2014 to an exceptionally high standard. The accommodation comprises three generous double bedrooms, with the principal suite being a particular highlight, featuring a partly vaulted ceiling, an open-plan dressing area, French doors opening onto the garden, and a luxurious ensuite wet room. The living accommodation is equally impressive, comprising a high-specification kitchen/breakfast room with integrated appliances, a utility room, and a spacious sitting room with a feature gas fireplace. Folding doors allow the sitting room to be opened seamlessly into the dining room, creating an excellent space for entertaining. The dining room is exceptionally bright and spacious, owing to a roof lantern and full-width bi-fold doors overlooking the garden. A further set of bi-fold doors, complete with integral blinds, opens into a versatile additional room which could serve as a fourth bedroom, home office, family room or hobby space. Further accommodation includes a welcoming entrance hall, cloakroom and a well-appointed family bathroom. The integral garage/store is accessed from the utility room and benefits from power, lighting and an up-and-over door to the front. To the front of the property, a driveway provides off-road parking and leads to two separate courtyard areas, each serving one of the property's two entrance points; one opening directly into the kitchen and the other to the front porch. The rear garden has been thoughtfully designed to provide a series of private outdoor spaces. Immediately adjoining the property is a secluded courtyard garden, accessed from both the dining room and principal bedroom, with paved patio and established planted borders creating a peaceful setting for outdoor dining and entertaining. A decorative red-brick wall with porthole openings and an ornate wrought-iron gate leads through to a further secluded lawn garden, bordered by mature planting and providing access to the side of the property. Offered to the market with the benefit of no onward chain.

Entrance Porch A practical and welcoming entrance porch with fitted entrance matting, vaulted ceiling with Velux window, downlighting, radiator, alarm control panel, door to the cloakroom/WC, and double doors opening through to the sitting room.

Cloakroom Comprising a high-level w.c. with dual flush, vanity wash hand basin with mixer tap above and storage beneath, radiator, extractor fan, and high level front aspect obscured window.

Sitting Room A spacious sitting room featuring two column radiators and a central gas fireplace creating an attractive focal point. Doors lead through to the bedroom hallway and kitchen, whilst folding doors open the space seamlessly into the dining area.

Dining/Family Room A wonderfully bright and open versatile entertaining space with bifold doors opening onto the rear garden and a large lantern roof with automatic vents flooding the room with natural light. Additional timber bifold doors open through to the playroom/bedroom four. Karndean flooring, two column radiators, spotlighting, and an opening to the kitchen.

Kitchen Recently updated, the kitchen is fitted with an extensive range of eye and base level cabinets and drawers with complementary worktops over. High specification integrated appliances include a Bosch fridge/freezer, Neff double oven with warming drawer beneath, five-burner gas hob with concealed extractor over, and Bosch dishwasher. There is also a stainless steel one-and-a-half bowl sink and drainer with mixer tap, breakfast bar, column radiator, downlighting, and a range of clever storage solutions including a pull-out pantry cupboard. Doors lead through to the sitting room and utility room. A door provides access to a small front courtyard.

Utility Room Accessed from the kitchen, the utility room is fitted with a range of eye and base level cabinets with worktops over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, and space for a tumble dryer. Additional features include full-height fitted storage cupboards, radiator, side aspect window, Velux window, downlighting, and door leading through to the garage.

Inner Hallway Accessed from the sitting room, the inner hallway leads to the family bathroom and all bedrooms. Three high-level side aspect windows allow for plenty of natural light whilst maintaining privacy. There is also a double-width airing cupboard housing the Vaillant gas-fired boiler and hot water tank, together with fitted shelving for storage. Further features include two radiators and downlighting.

Principal Bedroom Suite A spacious principal bedroom suite with vaulted ceiling, downlighting, French doors opening onto the courtyard, side aspect window, open dressing area, underfloor heating, and door to the ensuite wet room.

Ensuite Wet Room A luxurious wet room ensuite comprising a walk-in shower area, high-level w.c. with dual flush, vanity wash hand basin with mixer tap and storage beneath, half-height wall tiling, heated towel radiator, underfloor heating, downlighting, extractor fan, and two obscured side aspect windows.

Bedroom Two A generous double bedroom with side aspect window overlooking the rear courtyard, radiator, and loft hatch.

Bedroom Three A further double bedroom with side aspect window overlooking the courtyard and radiator.

Bedroom Four A versatile room currently used as a playroom, although equally suitable as a fourth bedroom, snug, or home office. Bifold doors connect the room to the dining area and are fitted with blinds to provide privacy if required. Radiator.

Family Bathroom Fitted with a modern white suite comprising an oversized walk-in shower, tiled bath with mixer taps and handheld shower attachment, high-level w.c. with dual flush, vanity wash hand basin with mixer tap and storage beneath, heated towel radiator, additional radiator, high-level side aspect window, obscured front aspect window, downlighting, half-height wall tiling, and extractor fan.

Garage A partly converted double-width garage, providing excellent storage space and benefiting from power, lighting, and an up-and-over door.

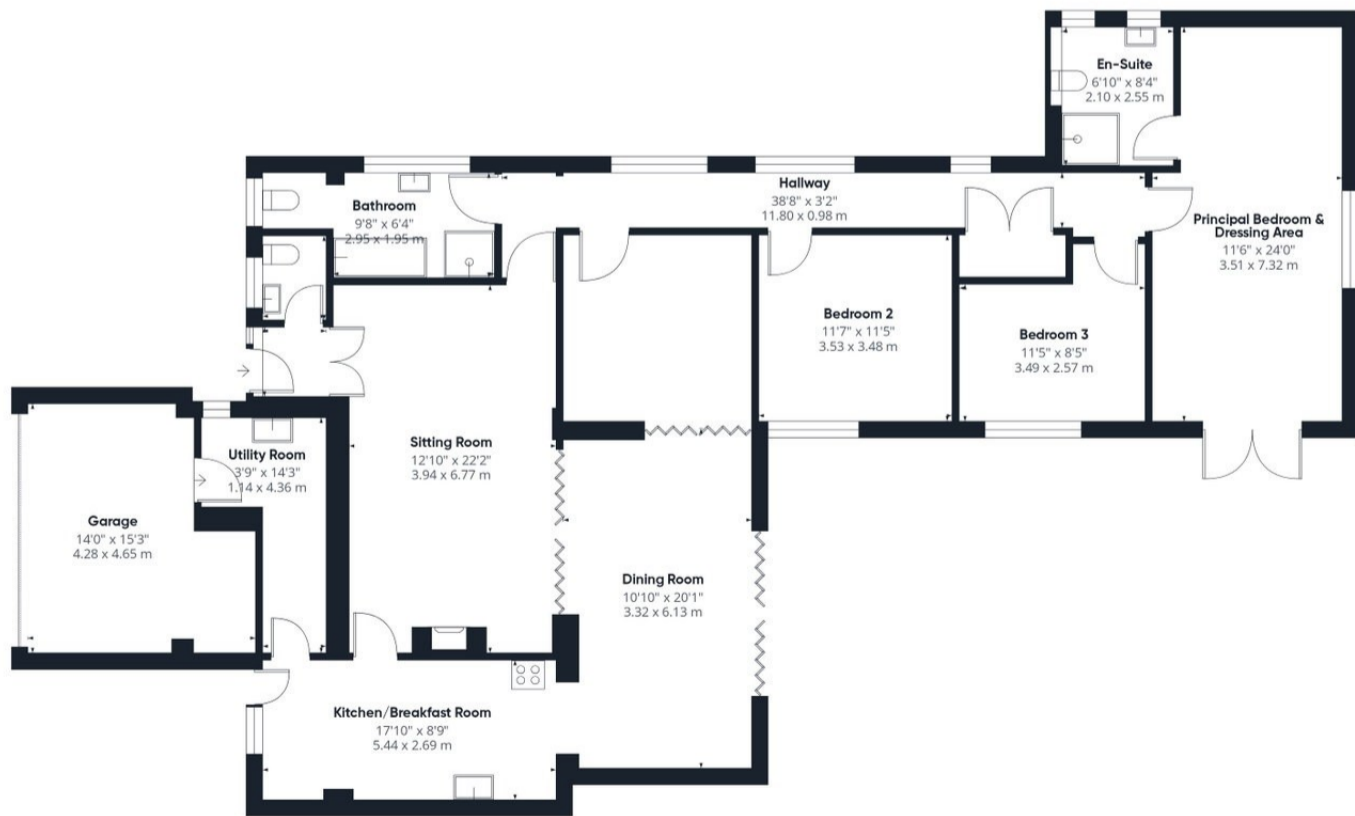
Outside

To the front of the property, a driveway provides off-road parking and leads to two attractive courtyard areas with security lighting, each serving one of the property's separate entrance points. One courtyard provides access directly into the kitchen, whilst the other leads to the front porch. The rear garden has been thoughtfully landscaped to create a series of private and secluded outdoor spaces. Immediately adjoining the property is a generous paved courtyard patio with both ground level and wall mounted lighting, accessed from both the dining room and principal bedroom, providing an ideal setting for outdoor dining and entertaining. There are well-stocked planted borders, a decorative red-brick wall featuring distinctive porthole openings and an ornate wrought-iron gate which leads through to a further lawn garden area. Enclosed by mature planting and established borders, this secluded space is mainly laid to lawn and has a side access gate providing secure access to the side of the property.

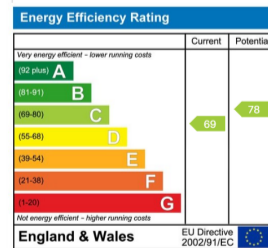
Additional Information

Council Tax Band - Currently Band E, subject to revision under home improvement scheme.
EPC - C

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



Approximate total area⁽¹⁾
1961 ft²
182.2 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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