



Connells

College Road
Southwater Horsham



Property Description

Set on a generous corner plot within an exclusive development of just three homes, this impressive five-bedroom detached property offers spacious and versatile accommodation over two floors. A useful porch leads into a welcoming hallway, with a study and separate bay-fronted dining room to the front. To the rear, a large living room opens into a conservatory overlooking the mature garden. The well-appointed kitchen/breakfast room is complemented by a generous utility room with access to the integral double garage, while a modern cloakroom completes the ground floor.

Upstairs, there are five bedrooms including a principal suite with built-in storage and an ensuite featuring both bath and separate shower. Bedroom two also enjoys an updated ensuite, with a contemporary family bathroom serving the remaining rooms. The property offers potential for extension or loft conversion (STPP).

Outside, the beautifully maintained private gardens are a standout feature, stocked with palms and exotic planting. A 20' x 10' greenhouse with power, plus a secluded patio off the conservatory, create ideal outdoor spaces. A large driveway provides ample parking and leads to the double garage.

This superb home is ideally located a short stroll from Lintot Square with shops, a doctor's surgery and dentist, and close to Southwater Country Park, offering outdoor activities including the Watersports Centre

and Downs Link Bridleway, while well-regarded nearby schools further enhance its appeal.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

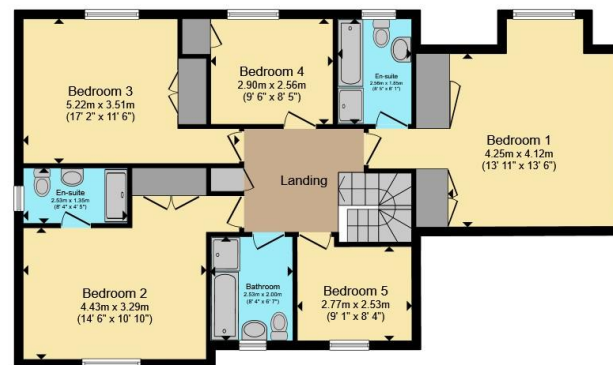








Ground Floor



First Floor

Total floor area 243.4 m² (2,620 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: D Council Tax
Band: G

Tenure: Freehold

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