



5 Westons Close, Pondtail Drive, Horsham, RH12 5JA
Guide price £750,000 – £775,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 double sized bedrooms
- 3 reception rooms
- Well presented detached house built in 1990s
- Driveway for 4 vehicles and double garage
- South east facing garden
- Potential to convert the loft and extend to side
- Bay fronted principal bedroom with en suite
- Cul-de-sac location of only 5 similar sized homes
- Close to schools, transport links, shops and walks
- First time to market in 24 years

A well presented 4 double bedroom, 3 reception room detached house, built in 1990s, offering potential to enlarge into loft and to side with en suite, south east facing garden, driveway for 4 vehicles and integral double garage.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A well presented 4 double bedroom, 3 reception room detached house, built in 1990s, offering potential to enlarge into loft and to side with en suite, south east facing garden, driveway for 4 vehicles and integral double garage. The property is situated in a select development of only 5 properties, within striking distance of highly regarded schools, major transport links, country walks and Horsham town centre.

The accommodation comprises: entrance hallway, cloakroom, bay fronted sitting room with gas feature fire with inter-connecting doors into the formal dining room and conservatory.

The kitchen is fitted with an attractive range of units, space for domestic appliances and leading into the utility room and integral double garage.

On the first floor there is access into the loft which lends itself for conversion, similar to neighbouring homes. The bay fronted principal bedroom is equipped with fitted wardrobes and refitted en suite shower room. There are 3 further well proportioned double sized bedrooms and family bathroom.

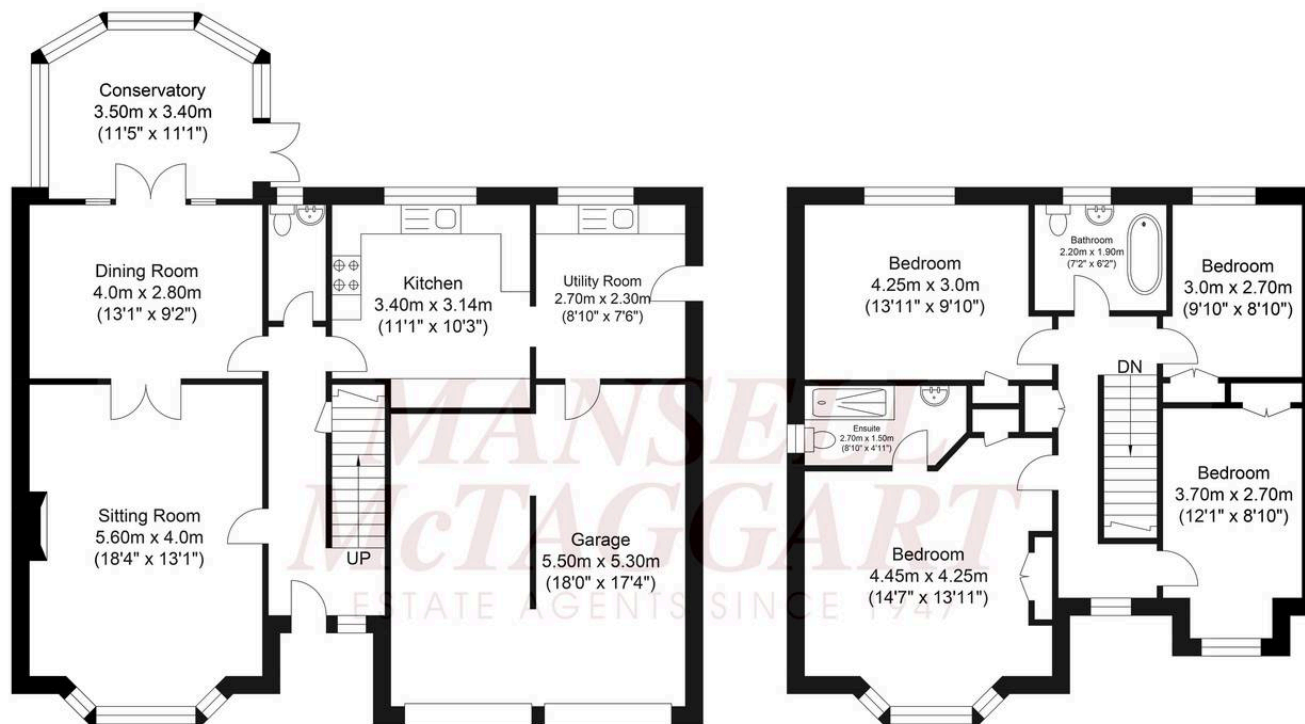
Benefits include wooden framed double glazed windows, wood flooring and gas fired central heating to radiators (boiler located in the utility room).

A driveway provides parking for at least 4 vehicles, leading to the integral double garage with power and option to convert into an annex or large kitchen/dining room.

The 75' wide x 42' deep (maximum measurement south east facing corner plot garden offers a good degree of privacy and is predominantly lawned with paved patio and side access. The side garden could be extended into or prime space for an office constructed, if required.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
 Approximate Floor Area
 1112.12 sq ft
 (103.32 sq m)

First Floor
 Approximate Floor Area
 701.59 sq ft
 (65.18 sq m)

Approximate Gross Internal Area (Including Garage) = 168.50 sq m / 1813.71 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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