



# Goldstones

Pondtail Close, Horsham, West Sussex, RH12 5HS  
Offers Over £700,000 Freehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

# Goldstones, Pondtail Close, Horsham, West Sussex, RH12 5HS

Situated along a quiet and established residential close off Pondtail Road on the North West side of Horsham, is this most delightful and extremely well appointed four-bedroom detached family residence. Meticulously maintained and modernised by the current owners, the property enjoys extremely light and airy accommodation and features a beautiful professionally landscaped garden which is almost completely private and designed to make the most of the lovely open South facing aspect. At the front of the property there is an equally well maintained and landscaped front garden with a driveway providing off road parking for three/four vehicles with the addition of an integral garage. On entering the property, a good sized entrance hall with solid light Oak flooring welcomes you and there is a luxury fitted cloakroom for your convenience. The hall leads to a bright sitting room which enjoys a wide-open aspect looking over the rear garden. Off the sitting room is a separate dining room with a door to the kitchen/breakfast room fitted with modern high gloss base and wall mounted units with integrated appliances. A bespoke Neville Johnson staircase featuring an Oak balustrade with glass panel inlays rises to the first floor where there are four good sized bedrooms, a stylish luxury en-suite bathroom and a matching family bathroom. The property benefits from a modern gas fired heating system to radiators and double-glazed replacement windows. Within walking distance of the property is a local Co-Operative convenience store, the Dog and Bacon Public House alongside the Horsham Common. Horsham town centre is approximately 2 miles, Horsham Railway Station 1.5 miles and Littlehaven station only 1.7 miles distant.

The accommodation comprises:

**Front Door** With leaded double glazed side light and covered porch to the

**Entrance Hall** Light Oak flooring, radiator, downlighting, under stairs cupboard with centre light and power.

**Cloakroom** Leaded frosted double glazed arch window to the front, vanity shelf with back to wall WC, vanity cupboard with inset wash hand basin with chromium mixer tap, chromium towel warmer, near full width mirror, localised modern strip tiled walls, Oak flooring.

**Sitting Room** Double glazed double aspect to the rear with French doors to the landscaped garden. Ornate Adam style fireplace with marble hearth and inlay, radiator. Glazed double doors to the

**Dining Room** Double glazed rear aspect, radiator, door to

**Kitchen** Leaded double-glazed door to the side. Fitted in a range of base and wall mounted cupboards and drawers in white high gloss finish and having complementing worktop surfaces incorporating a single drainer stainless steel sink with a brushed metal monobloc tap, induction hob, stainless steel filter food over, double oven, integrated washing machine and dishwasher, pelmet lights, space for a fridge freezer, tiled splashback, ceramic tiled flooring, radiator.

From the entrance hall, a Neville Johnson staircase with Oak balustrade and glass inlay rises to the

**First Floor Landing** With downlighting, airing cupboard housing hot water cylinder and Worcester gas fired boiler, loft hatch to part boarded loft space.

**Principal Bedroom** Double glazed rear aspect, radiator, two wall lights and downlighting, built in double width wardrobe cupboards.

**Stylish luxury en-suite Bathroom** Frosted and leaded double glazed front aspect. Fitted with a modern white suite comprising panel bath with chromium mixer tap, Aqualisa thermostatic shower control with wall bracket and hand shower, folding concertina shower screen, curved pedestal wash hand basin with chromium mixer tap, back to wall WC, vanity shelf, mirrored corner medicine cabinet, shaver light, radiator, wall mirror, corner shelf unit, light Oak effect laminate flooring, extractor fan.

**Bedroom 2** Double glazed rear aspect, radiator, double socket with USB charging point, double width wardrobe cupboard.

**Bedroom 3** Double glazed front aspect, radiator, over stairs cupboard and built in wardrobe cupboard.

**Bedroom 4** Double glazed rear aspect, radiator.

**Luxury Family Bathroom** With leaded double glazed front aspect, fitted with a modern stylish white suite comprising panel bath with chromium mixer tap and shower attachment, Aqualisa thermostatic shower control, wall bracket and hand shower, curved pedestal wash basin with chromium mixer tap, back to wall WC, vanity shelf, mirrored cabinet, radiator, extractor fan, light Oak effect laminate flooring.

## OUTSIDE

To the front of the property there is a driveway providing hardstanding for 3 - 4 cars, leading to an

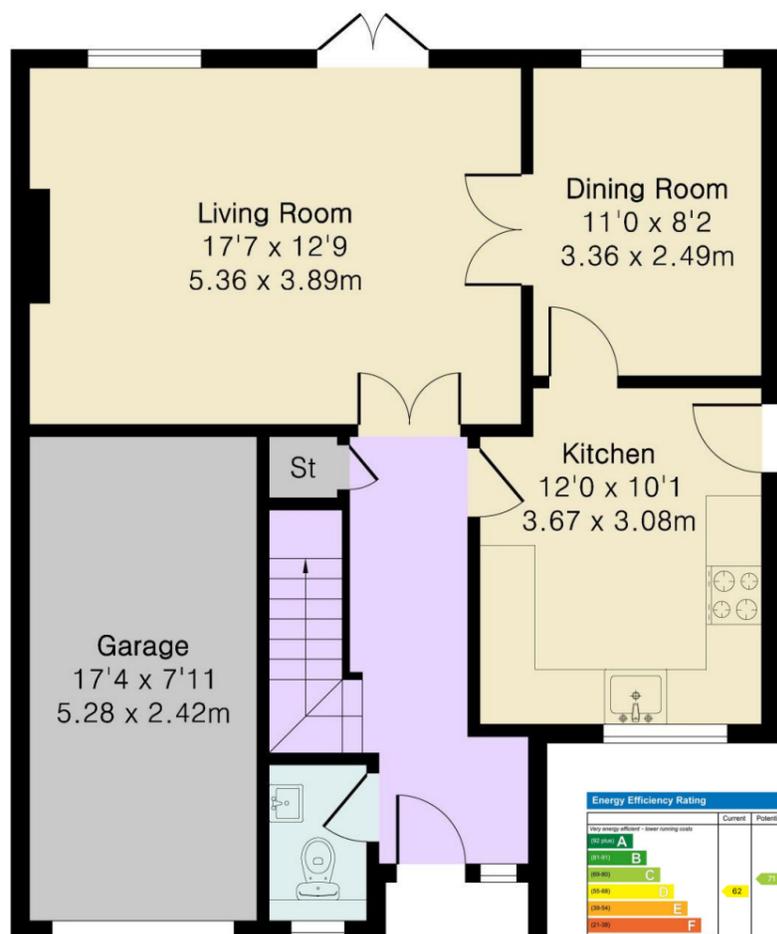
**Integral Single Garage** With metal up and over door, power and light.

Raised block pavers border the driveway where there is mature Laurel hedging to one side, pebble beds with shrubs, outside tap. A gated side access leads to a bin store area and a porcelain path runs to the Fantastic South Facing Rear Garden which has been professionally landscaped and comprises wide porcelain tiled patio with block paved edging, wide lawn with retaining dwarf wall surround. A sloping porcelain path leads to a lower garden with an area of lawn, timber garden shed and greenhouse. Bordering the garden are raised beds with numerous specimen shrubs, planted to give year all-round colour. For convenience, there are four electrical points, outside lights and spotlights and two Omnister awnings attached to the rear of the property to provide summer shade.

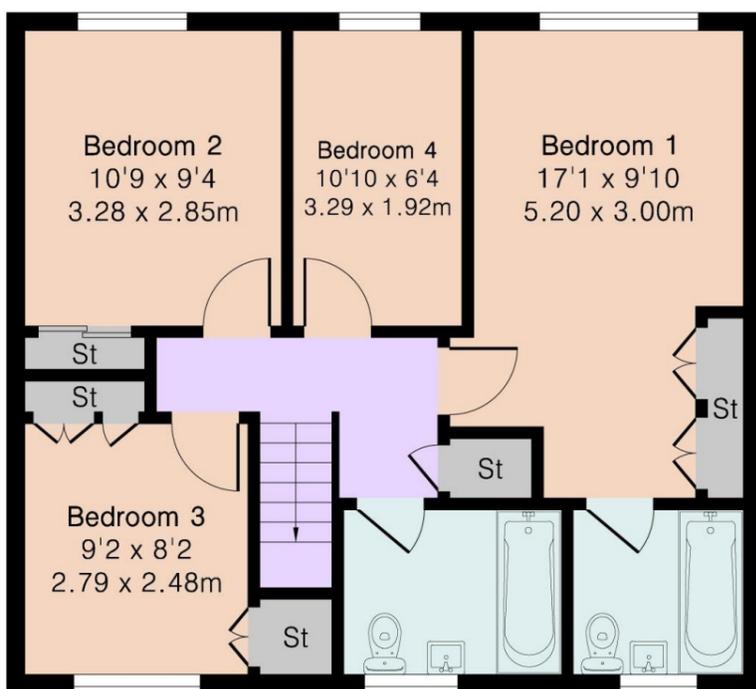
**Council Tax Band - F**

**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.

**Ref: 26/5948/26/02**



Ground Floor



First Floor

