



Oak House North Heath Lane, Horsham

Guide Price £1,000,000

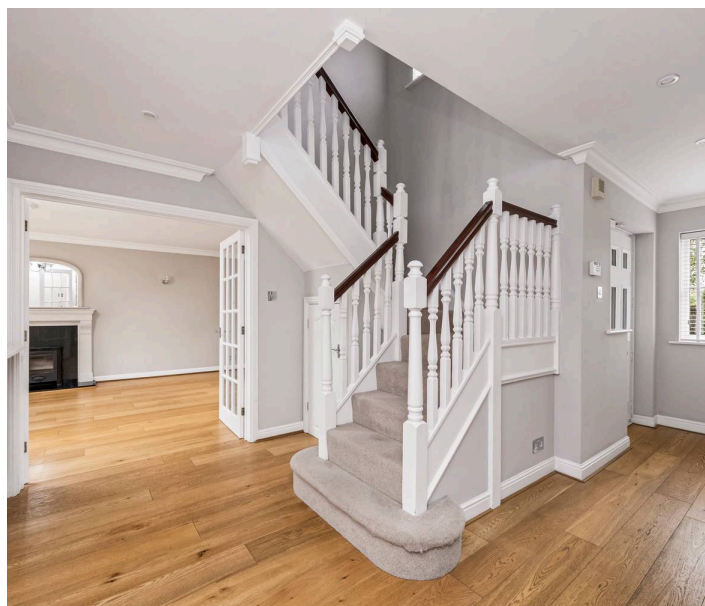
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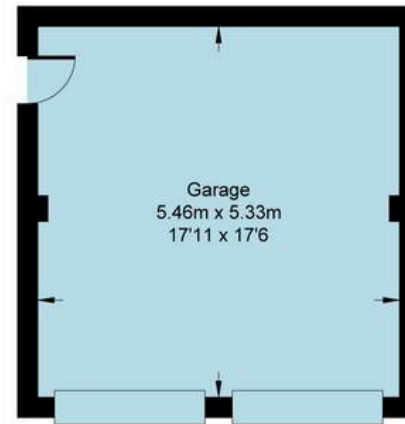
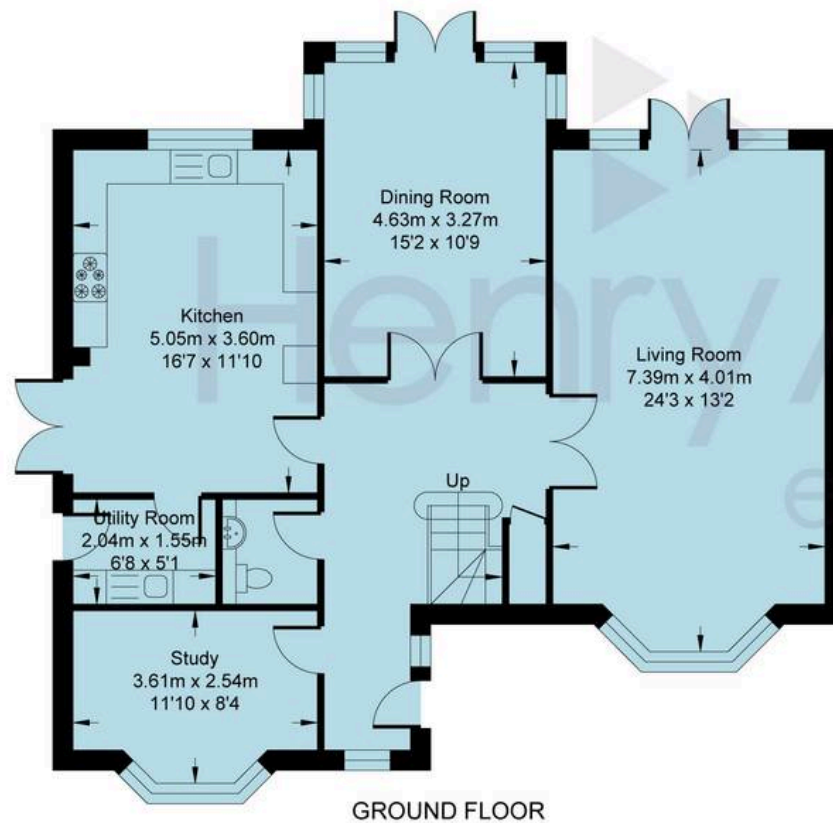
This substantial five-bedroom, two-bathroom detached family home is situated in the highly sought-after North Horsham/Holbrook area and is offered to the market with no onward chain. Occupying an exclusive position on a private road shared by just three properties, the home enjoys a sense of privacy and seclusion while remaining conveniently located for local amenities.

Upon entering, a welcoming generous entrance hall leads to three well proportioned reception rooms, providing excellent space for both formal entertaining and relaxed family living. The impressive living room extends to approximately 24 feet in length, offering an abundance of space and featuring a fireplace that creates a welcoming focal point. The spacious kitchen provides ample room for everyday family life, while the adjoining dining room is ideally suited to family meals and entertaining. The kitchen, dining room and living room all benefit from doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living.

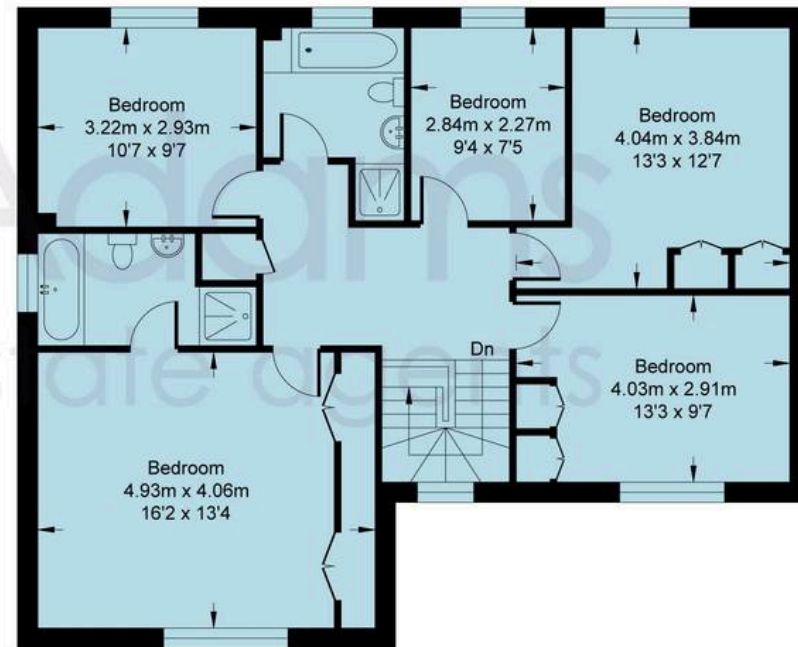
Additional ground-floor accommodation includes a dedicated study, ideal for home working, a separate utility room and a convenient cloakroom. Upstairs, the impressive principal bedroom benefits from fitted wardrobes and a full en-suite bathroom, complete with both a bath and a separate shower. Four further well-proportioned bedrooms are served by a modern family bathroom, providing comfortable accommodation for the whole family.







GARAGE



North Heath Lane

Approximate Area = 1894 sq ft / 175.94 sq m

Garage = 313 sq ft / 29.10 sq m

Total = 2207 sq ft / 205.04 sq m

For identification only - not to scale



Externally, the property enjoys a well-maintained rear garden, predominantly laid to lawn, with established borders providing privacy and a pleasant outlook. A patio area offers the perfect setting for outdoor dining and entertaining. To the front, a detached double garage and spacious driveway provide ample off-road parking for multiple vehicles.

Ideally positioned within easy reach of well-regarded local schools, a mainline railway station, shops, parks and a range of everyday amenities, this impressive home combines generous living space with a convenient and desirable location. Offering excellent accommodation both inside and out, this is a fantastic opportunity to acquire a substantial detached family home in one of the area's most popular residential locations. Early viewing is highly recommended.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such a Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.