



Wellwood Close, Horsham, West Sussex, RH13 6AL



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A fantastic opportunity to secure a spacious three double bedroom end-of-terrace family home, occupying an exceptionally generous plot with a large rear garden and substantial area to the side of the property, offering exciting potential to extend and enhance, subject to the necessary planning consents. Quietly tucked away within a friendly cul-de-sac on the sought-after north-eastern side of Horsham, this is a home designed to adapt to the changing needs of family life, combining generous accommodation today with the opportunity to create an even larger home for the future.

Approached via a private driveway providing off-road parking and access to an integral single garage, the property also benefits from a sizeable front lawn which could be utilised for additional parking if desired. Stepping inside, a welcoming entrance hall offers excellent storage and sets the tone for the well-planned accommodation throughout. The spacious sitting and dining room provides a superb hub for family life, with ample room for both relaxing and entertaining, while a large window and glazed door frames lovely views across the rear garden and flood the space with natural light. The integral garage offers new owners potential scope to further extend the living space as other properties have done to good effect (subject to the necessary permissions being sought). The kitchen is fitted with a range of wall and base units and enjoys direct access to the garden, making it ideal for busy family living and summer gatherings.

The first floor continues to impress, offering three genuinely generous double bedrooms, the two larger bedrooms fitted with wardrobes, alongside a modern shower room with walk in shower and large airing cupboard, serving the household and there is a separate adjacent cloakroom for flexibility.

Outside, the gardens are a true highlight of the property. The substantial rear garden provides an idyllic setting for children to play, keen gardeners to enjoy and families to entertain, with a large expanse of lawn complemented by mature planting and established trees. The additional side plot further enhances the property's appeal, offering outstanding scope to extend and create a substantial family home, subject to the relevant planning permissions.

The location is equally attractive, with the peace and privacy of a tucked-away cul-de-sac combined with excellent convenience. Highly regarded local schools, including Forest and Millais secondary schools and Leechpool Primary School, are all within easy reach, while the beautiful Leechpool Woods, with almost 100 acres of picturesque countryside, are close by for weekend walks and outdoor adventures. Horsham town centre, Littlehaven and Horsham railway stations, the A264 and Junction 11 of the M23 are all readily accessible, making this an ideal choice for families and commuters alike.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

RECESSED POCH

FRONT DOOR TO:

ENTRANCE HALL

TWO STORAGE CUPBOARDS

LIVING/DINING ROOM 11'7" x 20'4" (3.53m x 6.20m)

KITCHEN 9'0" x 10'3" (2.74m x 3.12m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'8" x 12'9" (3.56m x 3.89m)

BEDROOM TWO 11'7" x 11'3" (3.53m x 3.43m)

BEDROOM THREE 9'0" x 9'6" (2.74m x 2.90m)

SHOWER ROOM 5'8" x 8'6" (1.73m x 2.59m)

SEPARATE W.C 3'0" x 5'4" (0.91m x 1.63m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

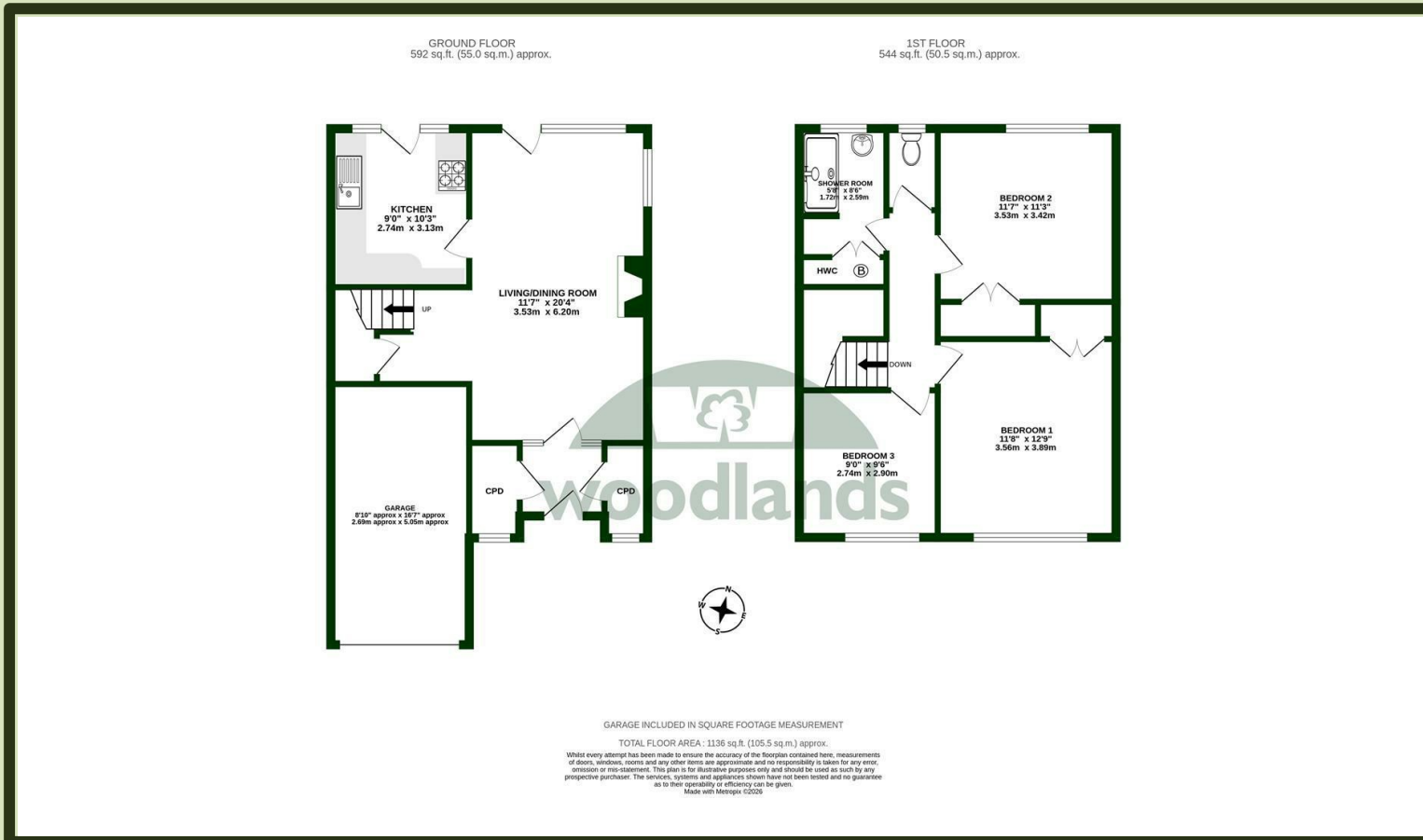
INTEGRAL GARAGE 8'05" approx x 16'7" approx (2.57m approx x 5.05m approx)

REAR GARDEN

NO ONWARD CHAIN



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**LOCATION:** The property is situated towards the North East side of Horsham offering excellent road access for the A264, A23/M23 and Gatwick Airport. The property is also located within a few minutes of Crawley Road and its local shops, pub and social clubs. The picturesque Leechpool Woods and St Leonards Forest with acres of open woodland and countryside walks are located nearby. It falls within the Millias and Forest secondary school catchment areas and Littlehaven railway station lies within 1 mile. The Historic Market Town of Horsham provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool.

**DIRECTIONS:** From Horsham town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road and at the next roundabout take the third exit, following the signs to Crawley. Follow this road round and take the second turning on the left into Woodland Way. Take the first right into Butlers Road where Wellwood Close is then on the right.

**COUNCIL TAX:** Band D.

**EPC Rating:** To be confirmed

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**



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