



Fernden

Farthings Walk, Farthings Hill, Horsham, West Sussex, RH12 1WR
Guide Price £800,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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A beautifully appointed and exceptionally well specified detached family home, occupying an elevated position at the end of the exclusive Farthings Walk development. Farthings Walk is positioned on the west side of Horsham, approximately one mile from the town centre and just a short walk from Tanbridge House School. Built by Berkeley Homes in 2011, "Fernden" offers a noticeably superior standard of construction and finish, with features rarely found in many modern homes including solid concrete floors to both the ground and first floors with underfloor heating throughout, higher than average ceiling heights, integrated ceiling speakers, and high quality Villeroy & Boch sanitary ware. The accommodation includes a welcoming entrance hall with oak staircase and herringbone Karndean flooring, a superbly fitted kitchen/breakfast room with integrated AEG and Bosch appliances, spacious sitting room with French doors opening onto the garden, and a versatile second reception room ideal as a family room, dining room or home office, and there is an integral garage/utility room which makes up the ground floor. On the first floor, the generous principal bedroom suite benefits from fitted wardrobes and a luxurious en-suite bathroom, complemented by three further well-proportioned bedrooms and a beautifully appointed family bathroom. Outside, there is a driveway providing off road parking, and to the rear the garden has been thoughtfully landscaped and provides a high degree of privacy and seclusion, with Indian sandstone paving, mature planting, and gated side access.

Entrance Hall A welcoming entrance hall with fitted coir matting and Karndean light oak flooring laid in a herringbone pattern, continuing throughout the entrance hall and sitting room. An oak balustrade staircase rises to the first floor, with a large understairs storage cupboard, downlighting, double doors opening to the sitting room, and doors leading to all principal rooms.

Kitchen/Breakfast Room The kitchen is fitted with a comprehensive range of eye and base level cabinets and drawers with complementary worktops over. High specification integrated appliances include an AEG eye-level electric oven with combination oven above, AEG induction hob with concealed extractor, integrated fridge/freezer, and Bosch dishwasher. There is a stainless steel one-and-a-half bowl inset sink with mixer tap, under-cabinet spotlighting, display shelving, and a corner carousel storage unit. The dining area is open plan to the kitchen and features a front aspect bay window, downlighting, and ceiling speakers.

Sitting Room A spacious sitting room with continuation of the Karndean flooring, media points, ceiling speakers, and French doors opening onto the rear garden.

Second Reception Room A highly versatile reception room currently used as a family room, but equally suitable as a formal dining room or work-from-home office. Rear aspect window overlooking the garden and media points.

Garage A large integrated single garage with internal door to the entrance hall, personal door to the side access path, and up-and-over door to the front. To the rear of the garage there is a run of worktops with low-level cabinets, space and plumbing for a washing machine and tumble dryer, stainless steel sink and drainer with mixer tap, and wall-mounted gas-fired boiler. The garage also houses the fuse boards and benefits from power and lighting.

Downstairs Cloakroom Comprising a concealed dual flush WC and wall-hung wash hand basin with mixer tap. Front aspect obscure glazed window, downlighting, and large format floor tiles.

From the entrance hall, stairs rise to the **First Floor Landing** where there is a large airing cupboard housing the Megaflo hot water tank, loft hatch access, downlighting, and doors to all rooms.

Principal Bedroom A large and bright principal bedroom suite with rear aspect window, full-width fitted wardrobes, ceiling speakers, and door to the en-suite bathroom.

En-Suite Bathroom A luxury suite comprising a tiled enclosed panel bath with central bath filler and concealed handheld shower attachment, walk-in wet room style shower with rainfall shower head and handheld attachment, wall-hung wash hand basin with mixer tap and storage beneath, and wall-hung concealed dual flush WC. Additional features include an inset tiled niche with display shelving, illuminated mirror with vanity lighting and shaver point, heated towel radiator, large format floor tiling, downlighting, extractor fan, ceiling speaker, and obscure glazed window.

Bedroom Two A large double bedroom with front aspect dormer window incorporating an attractive window seat and built-in storage cupboard.

Bedroom Three A further large double bedroom with front aspect window and fitted wardrobe.

Bedroom Four A generously sized single bedroom with front aspect window.

Family Bathroom A luxury bathroom suite comprising a tiled enclosed panel bath with central bath filler and concealed bath taps, rainfall shower over with handheld attachment, wall-hung wash hand basin with mixer tap, wall-hung concealed dual flush WC, and recessed mirrored bathroom cabinet with display shelving and LED lighting. Heated towel radiator, obscure glazed side aspect window, downlighting, extractor fan, and tiled flooring.

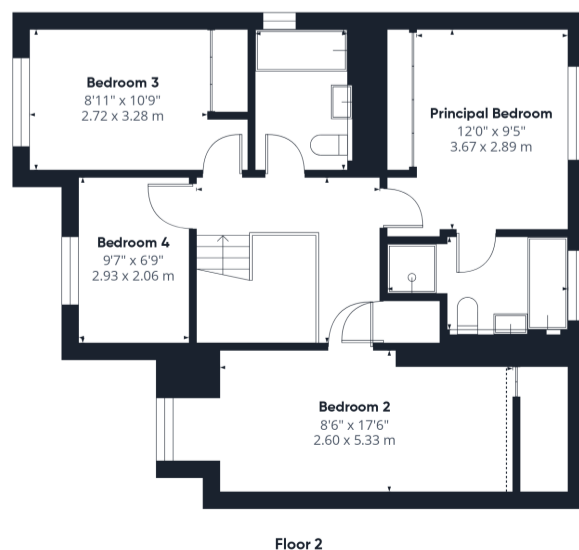
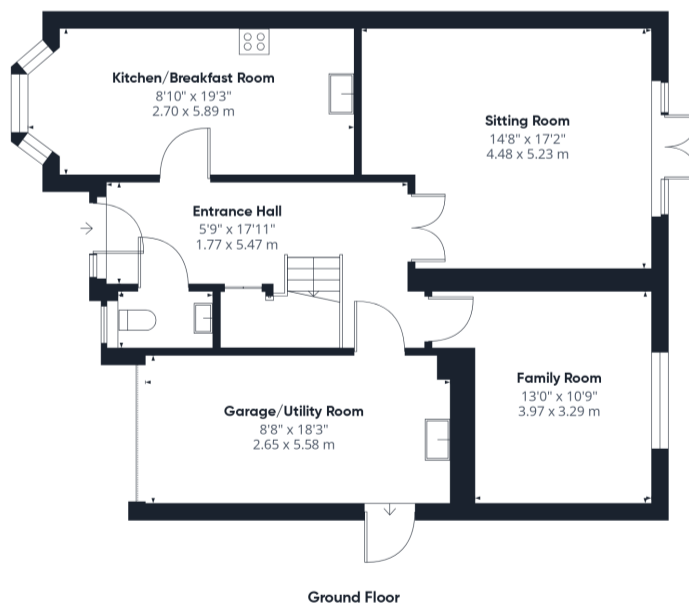
OUTSIDE

To the front, there is a neatly kept garden with a stepped path leading to the covered storm porch, and there is a block paved driveway provides off road parking for two cars. Further visitors bays are located nearby.

To the rear, the garden enjoys a high degree of privacy and seclusion and has been landscaped by the current owners to include a large Indian sandstone paved patio, area of lawn, and mature laurel and photinia hedging providing excellent screening to the borders. A pathway leads to the side where there is gated access.

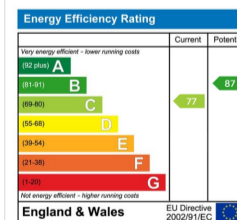
Council Tax Band - F

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.



Approximate total area⁽¹⁾
 1559 ft²
 144.6 m²

Reduced headroom
 4 ft²
 0.4 m²



(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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