



**78 Oakhill Road, Horsham**  
Horsham

Guide Price **£800,000**



A rarely available and spacious 5 bedroom, 4 reception room, 3 storey detached house, built in 1925 and substantially enlarged with principal bedroom suite, driveway for 4 vehicles, 21'3 × 10'9 garage and 80' south facing garden.

The property is situated on a popular residential road, within striking distance of excellent schools, Horsham railway station, town centre and beautiful walks.

The accommodation comprises: entrance hallway, well proportioned bay fronted family room with gas fire and bay fronted sitting room with fireplace.

There is a good sized dining room and separate garden/sun room.

The kitchen/breakfast room is fitted with an attractive range of units and useful utility room.

On the first floor there is a great sized principal bedroom with large en suite bath/shower room.

There are 2 further double sized bedrooms and family bathroom.

On the second floor there are 2 bedrooms with fitted wardrobes and one leads into the loft.

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

A driveway provides parking for 4 vehicles, leading to the 21'3 × 10'9 garage with power and opportunity to convert into a gym or office.

The 80' south facing garden is a particular feature and offers an excellent degree of privacy. The garden is predominantly lawned with well established borders, vegetable plot and paved patio.

- 5 well proportioned bedrooms
- 4 reception rooms
- Spacious and well presented 3 storey detached house
- Built in 1925
- First time to market in 40 years
- Driveway for 4 vehicles and 21'3 x 10'9 garage
- Principal bedroom with en suite
- 80' south facing garden
- Close to schools, railway station, town centre and country walks

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Council Tax band: F

Tenure: Freehold

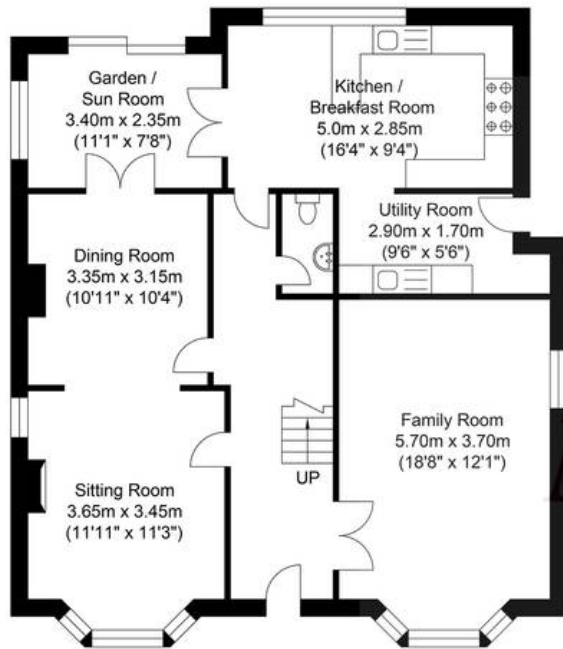
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

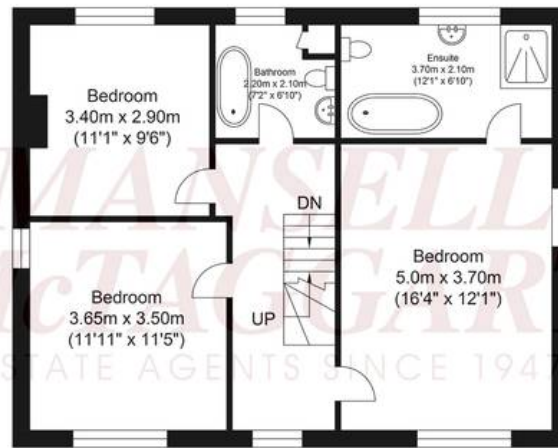
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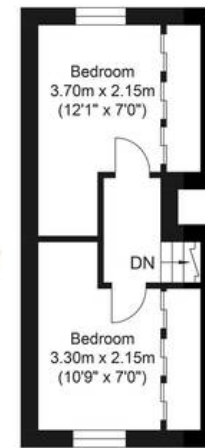




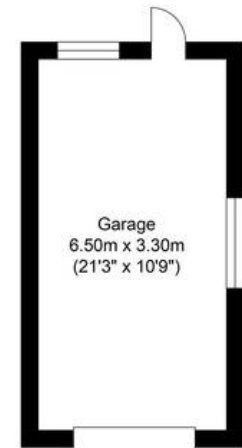
Ground Floor  
Approximate Floor Area  
963.58 sq ft  
(89.52 sq m)



First Floor  
Approximate Floor Area  
699.33 sq ft  
(64.97 sq m)



Second Floor  
Approximate Floor Area  
208.60 sq ft  
(19.38 sq m)



Garage  
Approximate Floor Area  
230.88 sq ft  
(21.45 sq m)



Approximate Gross Internal Area (Excluding Garage) = 173.87 sq m / 1871.52 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Mansell McTaggart Horsham

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