

Oakleigh House Bognor Road, Broadbridge Heath

Guide Price **£750,000**

Henry Adams
estate agents

Oakleigh House Bognor Road

Broadbridge Heath, Horsham

This spacious, well proportioned three / four bedroom two bathroom detached home offers spacious and versatile accommodation, ideally positioned in a desirable semi-rural setting approximately four miles from Horsham town centre and its mainline railway station, providing direct links to London and the coast.

Arranged over two floors, the property offers three generously proportioned double bedrooms, with accommodation on both the ground and first floors, providing excellent flexibility for families, guests or those seeking adaptable living arrangements. The property is further complemented by a ground floor bathroom and a separate first-floor shower room, providing practical facilities for modern family living.

At the heart of the home is a substantial kitchen and dining area, featuring a central island and ample space for family meals and entertaining. The welcoming living room provides a comfortable retreat, complemented by a charming fireplace creating a cosy atmosphere during the colder months. A particularly attractive feature is the large conservatory, which overlooks the gardens and provides a bright and versatile additional reception space. The property further benefits from a double garage with a substantial storage area above. This provides excellent additional space for storage, or potential home working, with the possibility of conversion into a home office or study, subject to the necessary planning permissions and consents.











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Approximate Internal Area = 1978 sq ft / 183.78 sq m
Garage = 584 sq ft / 54.30 sq m
Outbuilding = 462 sq ft / 42.91 sq m
Total = 3024 sq ft / 280.99 sq m
For identification only - not to scale









Externally, the property occupies a generous plot with attractive front and rear gardens, offering a wonderful sense of privacy and tranquillity. The front garden provides a welcoming approach, together with driveway parking for several vehicles. To the rear, the well-maintained garden is spacious and versatile, providing plenty of room for children to play, outdoor entertaining and al fresco dining, while enjoying the peaceful semi-rural surroundings.
Aerial photography highlights the generous extent of the property and its grounds, together with attractive views across the surrounding countryside. The semi-rural location offers a peaceful lifestyle, with open landscapes and scenic walks close by, while Horsham's extensive range of shops, schools, restaurants and amenities remain readily accessible.

Combining generous accommodation, two bathrooms, excellent outdoor space, versatile additional areas and a tranquil countryside setting with convenient access to transport links, this is a superb family home offering an appealing balance of rural living and everyday convenience.

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. 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: D









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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.