



Wellwood Close, Horsham, West Sussex, RH13 6AL



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A deceptively spacious three–four bedroom end-of-terrace family home, offering generous accommodation, a large rear garden and excellent potential to extend (subject to the necessary planning permissions). Positioned within a quiet residential cul-de-sac on the north-eastern side of Horsham, the property is ideally suited to a growing family seeking a well-connected location close to highly regarded schools, transport links and beautiful countryside walks.

The property is approached via a driveway providing off-road parking for two vehicles and leading to an additional garage extension to the side, offering further parking or storage. The original integral garage has been converted to create a versatile and spacious room, currently used as a dining area but equally suited as a second reception room, home office or guest double bedroom.

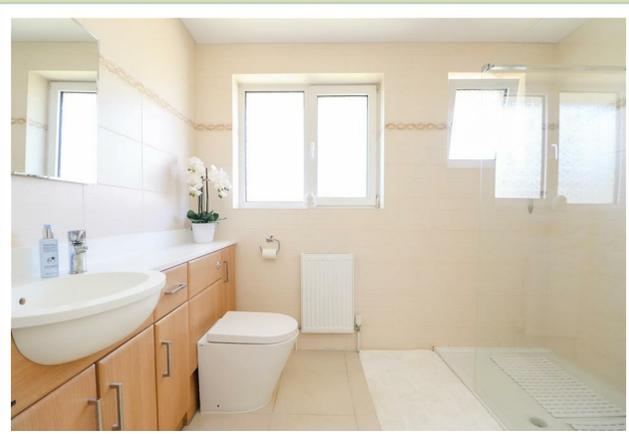
The front door opens into a welcoming hallway with lots of storage space, leading through to a generous living room with ample space for the whole family to relax and sliding patio doors looking over the beautiful garden beyond. An inner hallway provides access to the stairs rising to the first floor, along with doors to the dining room and a well-presented kitchen, thoughtfully designed with space for a range of integrated appliances.

Upstairs, the first floor offers three well-proportioned double bedrooms, all benefiting from fitted wardrobes, together with a modern family shower room.

Outside, the property sits on a particularly generous plot, with notable space to the side offering exciting scope for extension, subject to planning permission. The large rear garden is a real highlight, featuring well-maintained lawns, mature borders, pathways and seating areas, providing an ideal space for relaxing or entertaining.

Tucked away at the end of the cul-de-sac, the home is well placed for access to local schools including Forest and Millais Secondary Schools and Leechpool Primary, while nearby Leechpool Woods offers almost 100 acres of scenic countryside. The A264, Junction 11 of the M23, and both Horsham and Littlehaven stations are also within easy reach.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

RECESSED PORCH

ENTRANCE HALL

LIVING ROOM 11'08" x 20'08" (3.56m x 6.30m)

INNER HALL

KITCHEN 8'10" x 10'03" (2.69m x 3.12m)

DINING ROOM/BEDROOM FOUR 8'09" x 17'11" (2.67m x 5.46m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'07" x 15'0" (3.53m x 4.57m)

BEDROOM TWO 11'07" x 11'04" (3.53m x 3.45m)

BEDROOM THREE 9'0" x 9'04" (2.74m x 2.84m)

SHOWER ROOM 9'0" x 8'08" (2.74m x 2.64m)

OUTSIDE

FRONT GARDEN

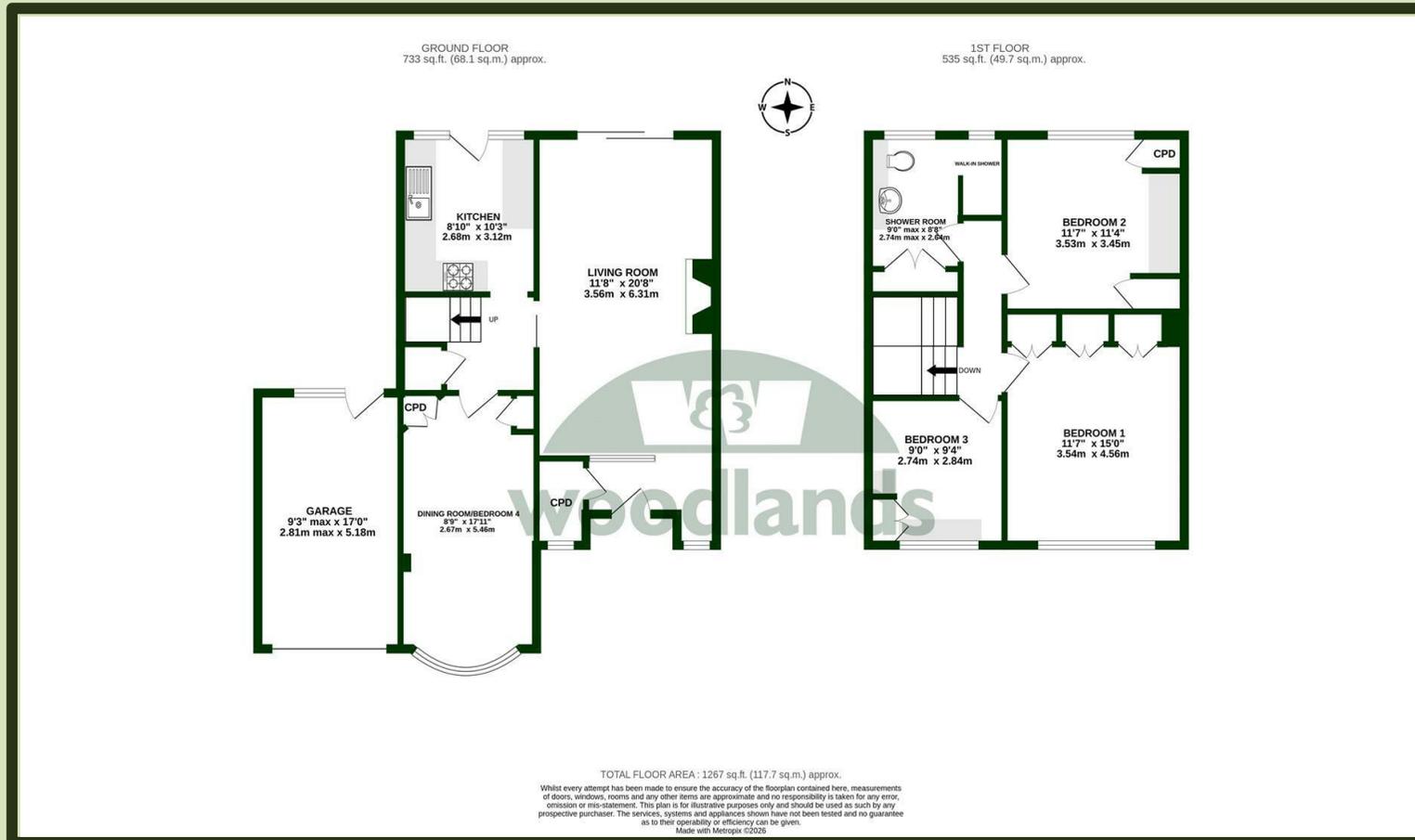
OFF ROAD PARKING

ATTACHED GARAGE 9'03" x 17'0" (2.82m x 5.18m)

REAR GARDEN



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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 E.

**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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