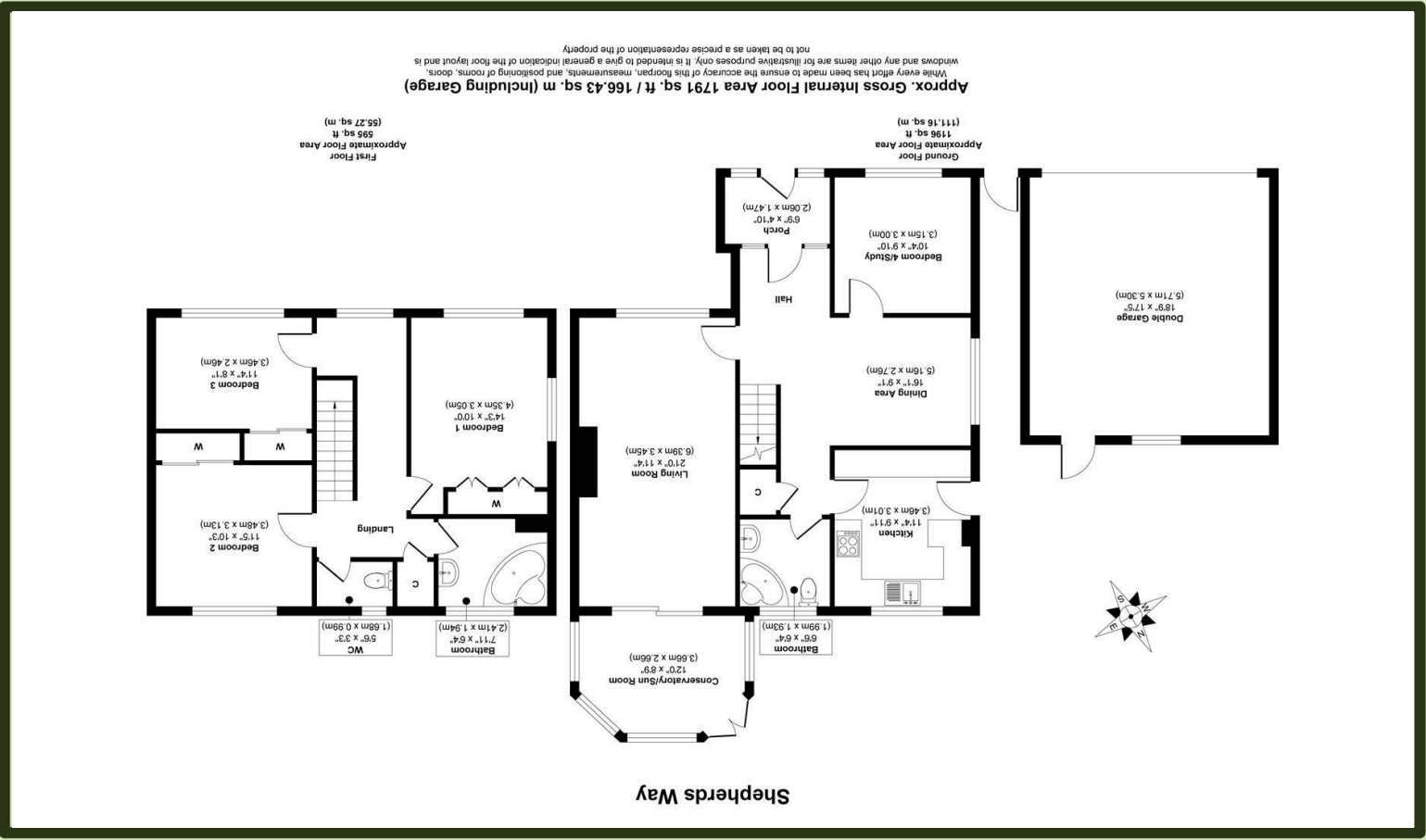




45 Shepherds Way, Horsham, West Sussex, RH12 4LZ



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LOCATION: Shepherds Way is a popular residential location offering good access for local shops, schools and Littlehaven Railway Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick. Horsham town centre is easily accessible via a short drive or regular bus services into town. Here you will find 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 the Pines Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavilions with its gym and swimming pool. You will also find an additional Horsham main line train station with services to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham town centre take the road towards Crawley, past the station and over the railway bridge, at the roundabout take the third exit into Harwood Road, at the next roundabout take the third exit which is a continuation of the Harwood Road, follow this road to the traffic lights and go straight over, then take the first turning on the left into Shepherds Way.

COUNCIL TAX: Band F.

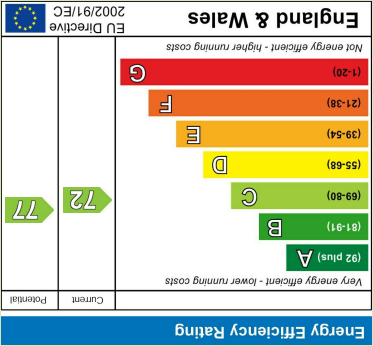
EPC Rating: C.

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.



These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above-named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.



Proudly positioned in one of Horsham's most established and popular residential areas, this impressive family home occupies an enviable plot measuring nearly 0.25 acres, offering superb potential to significantly extend and enhance further (subject to the usual planning permissions).

Owned and lovingly maintained by the same family for many years, the property combines space, light, and flexibility - perfectly suited for modern family life. The standout exterior features a wide frontage with block-paved driveway in front of a twin garage, comfortably accommodating parking for several vehicles. The rear garden is a true highlight - significantly larger than average for the area, beautifully presented with mature borders and established trees. It provides a wonderful sense of seclusion whilst a spacious patio, lush lawn, and mature shrub borders create an idyllic outdoor setting.

Inside, an enclosed entrance porch leads to a bright and welcoming entrance hall filled with natural light that flows seamlessly into a spacious dining area. To the front of the property is a generous study that could equally serve as a guest 4th bedroom. The bright dual-aspect lounge is an inviting space to relax, while sliding patio doors lead through to a conservatory with views over the rear garden. The kitchen is positioned at the rear of the property and offers a practical layout with a range of base and wall-mounted units. While perfectly functional as it stands, it also presents exciting potential for refurbishment or reconfiguration to suit contemporary tastes. A convenient ground floor bathroom further enhances the home's practicality.

Upstairs, three generous bedrooms await - all of which are doubles and each benefitting from fitted wardrobes. A family bathroom and separate wc completes the internal accommodation.

This home offers more than just space and potential - it boasts an unbeatable location for families. Beyond the home itself, the location is particularly appealing for families. The property enjoys easy access to well-regarded local schools, convenient transport links, and the vibrant Horsham town centre, where a mix of independent boutiques, popular high street stores, cafés, restaurants and green open spaces provide everything needed for day-to-day living. Offering generous living space, a superb plot with scope for future expansion, this is a home that presents an exciting opportunity and one that truly needs to be viewed to be fully appreciated.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 6'09" x 4'10" (2.06m x 1.47m)

ENTRANCE HALL

DINING AREA 16'01" x 9'01" (4.90m x 2.77m)

BEDROOM FOUR/STUDY 10'04" x 9'10" (3.15m x 3.00m)

LIVING ROOM 21'0" x 11'04" (6.40m x 3.45m)

CONSERVATORY/SUN ROOM 12'0" x 8'09" (3.66m x 2.67m)

KITCHEN 11'04" x 9'11" (3.45m x 3.02m)

BATHROOM 6'06" x 6'04" (1.98m x 1.93m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'03" x 10'0" (4.34m x 3.05m)

BEDROOM TWO 11'05" x 10'03" (3.48m x 3.12m)

BEDROOM THREE 11'04" x 8'01" (3.45m x 2.46m)

BATHROOM 7'11" x 6'04" (2.41m x 1.93m)

SEPARATE W.C 5'06" x 3'03" (1.68m x 0.99m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

DOUBLE GARAGE 18'09" x 17'05" (5.72m x 5.31m)

REAR GARDEN



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