

Ashleigh Road, Horsham, West Sussex, RH12 2LE

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£1,000,000







Situated on one of Horsham's most desirable residential roads, this substantial four double bedroom detached family home is brought to the market with no onward chain and occupies an exceptional, generously proportioned plot with an impressive, mature rear garden, presenting a rare opportunity to acquire a property of genuine scale in one of the town's most prestigious locations. Homes of this nature seldom become available, making this an exciting prospect for buyers seeking a long-term family home with outstanding potential.

Perfectly positioned within easy reach of Horsham Park, the vibrant town centre and the mainline railway station, the property combines an enviable location with enormous scope to enhance and personalise. While the house has been carefully maintained over the years and offers spacious, comfortable accommodation throughout, it now provides the ideal blank canvas for sympathetic modernisation, allowing a new owner to create a truly bespoke home tailored to their own style and requirements.

The property is approached via a generous driveway providing off-road parking for several vehicles and access to the integral garage. Inside, a welcoming entrance hall leads to a superb dual-aspect sitting room, flooded with natural light and featuring patio doors that open directly onto the magnificent rear garden. A separate front-facing dining room offers an ideal space for entertaining, while a spacious family room also enjoys garden access, creating excellent flexibility for modern family living. Completing the ground floor is a guest cloakroom, together with a superb kitchen/breakfast room that forms a more recent extension to the property. Overlooking the beautiful garden and vegetable patch, this generous space is perfectly suited to everyday family life and is complemented by a practical utility room.

Upstairs, a bright and spacious landing leads to four well-proportioned double bedrooms. The principal suite is particularly spacious and benefits from fitted wardrobes together with a cloakroom and walk-in double shower, offering excellent potential to be reconfigured into a luxurious contemporary en-suite if desired. The remaining bedrooms are served by a family bathroom, currently arranged as a shower room with a walk-in double shower.

Without doubt, one of the property's most impressive features is its remarkable plot. The beautifully established rear garden is considerably larger than many found locally, providing an exceptional degree of privacy, extensive lawned areas and mature planting that create a wonderful backdrop for family life. Whether enjoyed as it is, thoughtfully landscaped or utilised as part of a future extension programme (subject to the necessary planning consents), the possibilities are truly exceptional. The generous frontage is equally impressive, offering ample off-road parking alongside access to the integral garage.

Properties offering this combination of size, location and such a substantial plot are exceptionally rare, particularly on one of Horsham's most sought-after roads. With spacious accommodation, enormous potential to add value and the opportunity to create a truly outstanding forever home, this is a property that simply must be viewed to be fully appreciated.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 11'0" x 10'03" (3.35m x 3.12m)

CLOAKROOM 6'09" x 6'01" (2.06m x 1.85m)

LIVING ROOM 12'06" x 23'06" (3.81m x 7.16m)

DINING ROOM 12'06" x 12'0" (3.81m x 3.66m)

BREAKFAST/FAMILY ROOM 15'11" x 10'09" (4.85m x 3.28m)

INNER HALL 6'07" x 2'09" (2.01m x 0.84m)

KITCHEN 11'11" x 13'11" (3.63m x 4.24m)

UTILITY ROOM 7'02" x 10'05" (2.18m x 3.18m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'0" x 17'04" (3.66m x 5.28m)

EN-SUITE W.C 5'02" x 4'11" (1.57m x 1.50m)

BEDROOM TWO 12'07" x 12'0" (3.84m x 3.66m)

BEDROOM THREE 8'07" x 15'02" (2.62m x 4.62m)

BEDROOM FOUR 9'04" x 10'09" (2.84m x 3.28m)

FAMILY SHOWER ROOM 6'01" x 10'09" (1.85m x 3.28m)

OUTSIDE

AMPLE OFF ROAD DRIVEWAY PARKING

INTEGRAL GARAGE 8'08" x 15'0" (2.64m x 4.57m)

LARGE REAR GARDEN WITH VEGETABLE PATCH

NO ONWARD CHAIN

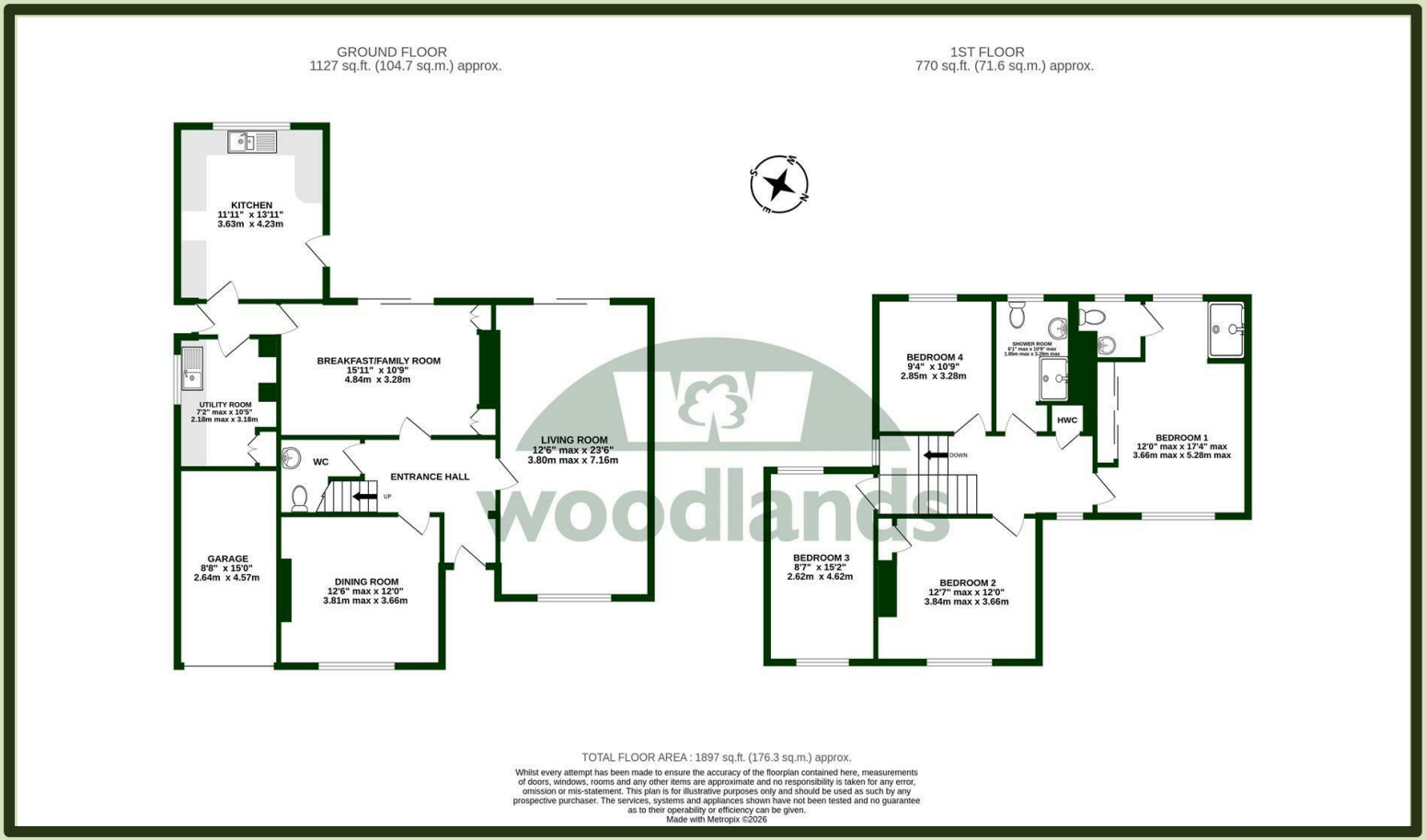
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LOCATION: The property is conveniently situated close to Horsham's thriving town centre and mainline station with access to both London Victoria/Bridge approximately 55 minutes. This historic market town offers a comprehensive range of facilities including the John Lewis at Home and Waitrose stores, the Swan Walk shopping centre and the Carfax, with its cobbled streets and varied restaurant quarter. Leisure facilities include Horsham Park with the Pavilions Leisure Centre and the Capitol Theatre and there is Piries Place with an Everyman Cinema and further restaurants. The A24, M23 are close by giving access to London, Gatwick and the South coast.

DIRECTIONS: From Horsham Town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and then turn right at the traffic lights into Springfield Road. At the second set of traffic lights turn right into Wimblehurst Road. Take the first left into Ashleigh Road.

COUNCIL TAX: Band G.

EPC Rating: C.

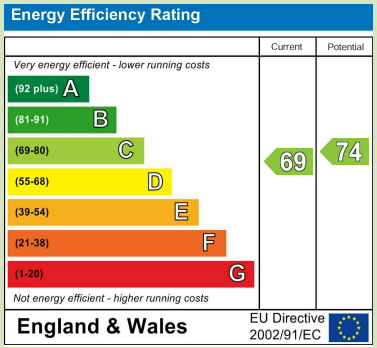
SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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.





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