

Tel: 01403 270270

woodlands



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Not energy efficient - higher running costs	
Current	72
Potential	77

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.

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.

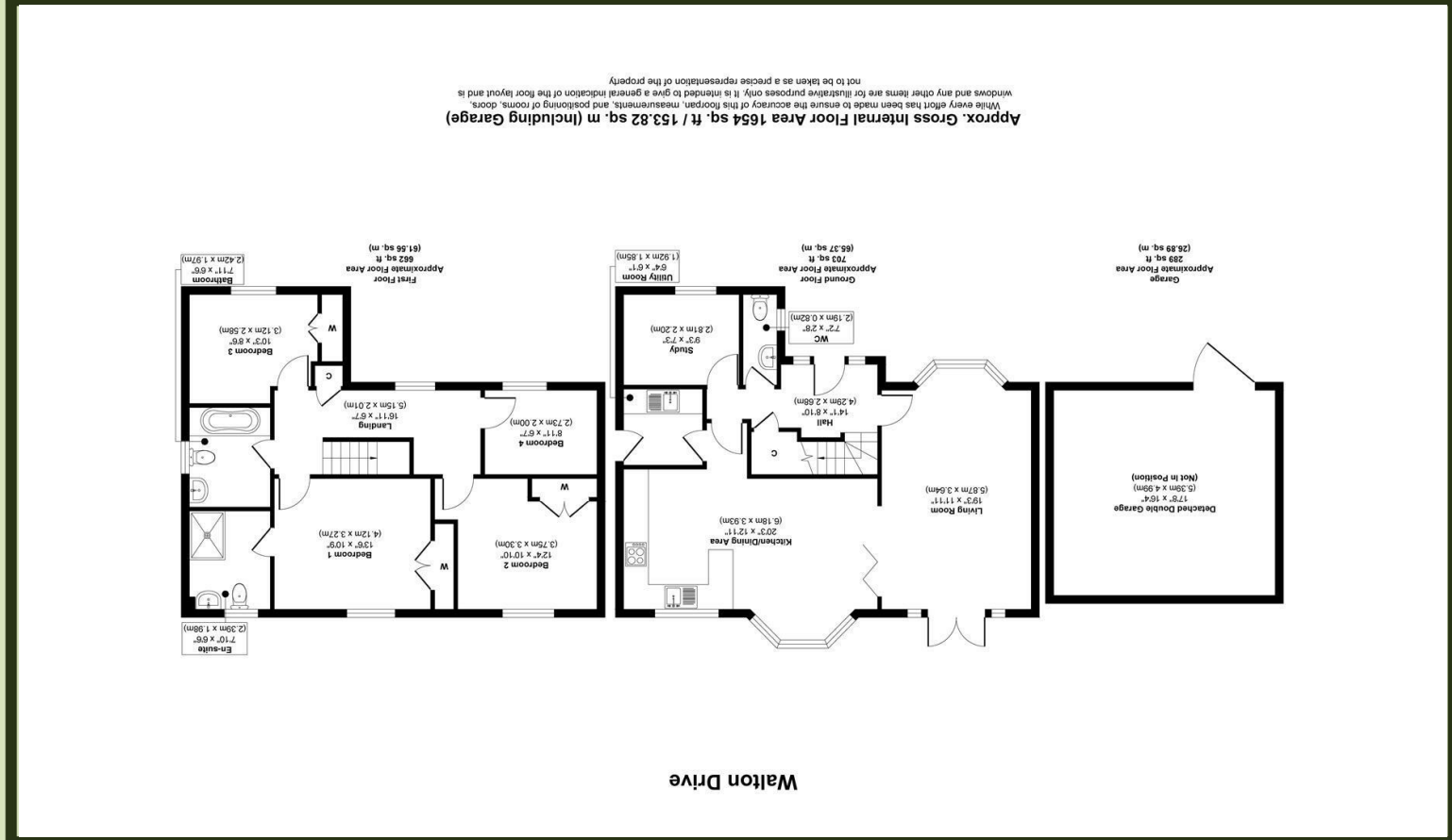
WOODLANDS ESTATE AGENTS DISCLAIMER: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied 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.

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.

DIRECTIONS: From Horsham Town centre go straight ahead at the traffic lights into North Street and 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. Proceed to the traffic lights, turn right into Forest Road and at the roundabout turn right into Elgar Way. Take the second left into Walton Drive.

LOCATION: The property is situated in a highly convenient location and within 1.5 mile of Horsham railway station which offers fast and frequent services into London Victoria, London Bridge, Gatwick Airport and the south coast, whilst Littleven train station is approximately 1 mile away. The property also benefits from being close to popular schools and falls within the catchment for Forest, Millais and Bohunt secondary schools. The property is also conveniently positioned within close proximity of the picturesque Leechpool Woods with cycle paths, walks and a large child's play area. Horsham town offers a comprehensive range of shopping, sporting and leisure facilities including The Capitol Theatre and Horsham Park. There is also a Pines Place with an Everyman Cinema and further restaurants. Road links via the A264, A277 and A24 linking with the main motorway network and the major towns of Guildford, Hayward's Heath and Chichester are all within easy reach.

EPC Rating: C.
COUNCIL TAX: Band F.



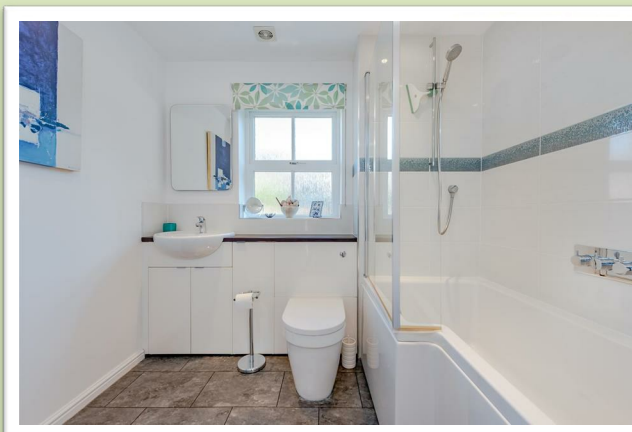
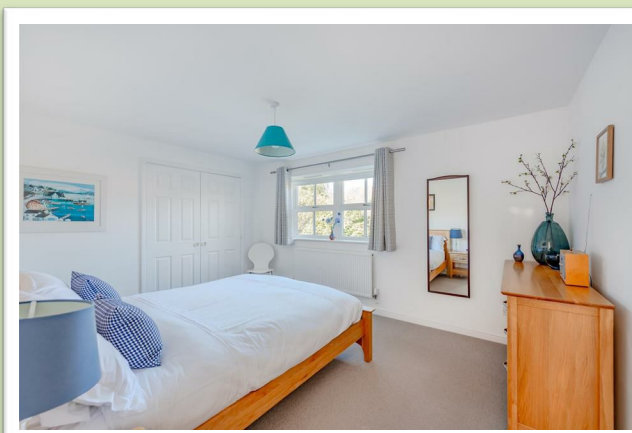
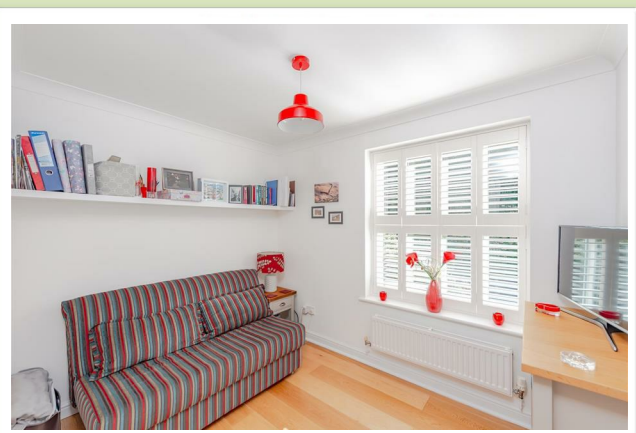
16 Walton Drive, Horsham, West Sussex, RH13 6RQ



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Overlooking the picturesque Owlbeech Woods and tucked away in a peaceful cul-de-sac, this impressive four-bedroom detached family home combines style, space and flexibility – perfect for modern family living. The location is truly enviable: within walking distance of well-regarded primary schools and play areas, just moments from local shops, and only a short drive into Horsham's vibrant town centre, where you'll find a fantastic mix of restaurants, cafés, leisure facilities and independent boutiques. It's easy to see why this area is so highly sought after.

Set towards the end of this desirable residential street, there is a private driveway and double garage with electric doors, offering parking for up to four vehicles. To the front, a neat lawn and paved pathway frame the house beautifully against a backdrop of mature woodland, creating a warm first impression before you even step inside.

The interior is equally inviting, with quality finishes and a wonderful sense of light and space throughout. The ground floor benefits from engineered oak flooring and a thoughtfully designed layout. The dual-aspect living room is a standout feature, with bay windows, French doors and a working log burner, making it a bright yet cosy retreat in every season. Glazed bi-fold doors lead through to the open-plan dining room and kitchen – another light-filled space with its own bay window. The kitchen has been tastefully renovated with sleek white cabinetry, contrasting granite worktops and a utility room to the side for added convenience. Completing the ground floor is a practical study and guest cloakroom.

Upstairs, the home continues to impress with four well-proportioned bedrooms, three of which are generous doubles. The principal suite is particularly spacious, boasting a stylish en-suite with a double shower, vanity unit and heated towel rail. The family bathroom mirrors this high-quality finish, with the addition of a bath and overhead shower.

The rear garden is a tranquil haven, landscaped with Indian sandstone patios, a well-kept lawn, established borders and colourful flower beds. A side gate provides direct access to the garage and driveway, adding further practicality to this wonderful home.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 14'01" x 8'10" (4.29m x 2.69m)

CLOAKROOM 7'02" x 2'08" (2.18m x 0.81m)

LIVING ROOM 19'03" x 11'11" (5.87m x 3.63m)

KITCHEN/DINING AREA 20'03" x 12'11" (6.17m x 3.94m)

UTILITY ROOM 6'04" x 6'01" (1.93m x 1.85m)

STUDY 9'03" x 7'03" (2.82m x 2.21m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'06" x 10'09" (4.11m x 3.28m)

EN-SUITE SHOWER ROOM 7'10" x 6'06" (2.39m x 1.98m)

BEDROOM TWO 12'04" x 10'10" (3.76m x 3.30m)

BEDROOM THREE 10'03" x 8'06" (3.12m x 2.59m)

BEDROOM FOUR 8'11" x 6'07" (2.72m x 2.01m)

FAMILY BATHROOM 7'11" x 6'06" (2.41m x 1.98m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING

DOUBLE DETACHED GARAGE 17'08" x 16'04" (5.38m x 4.98m)



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