



17 Winterbourne, Horsham, West Sussex

STRUTT & PARKER
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17 Winterbourne, Horsham, West Sussex RH12 5JW

A beautifully presented spacious five bedroom detached family home.

Littlehaven station 0.7 miles, Horsham town centre 1.9 miles, Crawley 6.0 miles, Gatwick 13.2 miles, Guildford 20 miles.

Entrance hall | Drawing room | Study | Open plan kitchen/dining area/family room | Utility room | Cloakroom | Principal bedroom suite with dressing room and en suite bathroom | 4 Further double bedrooms | Family bathroom | Garden | Driveway parking | Double garage | EPC Rating D.

The property

17 Winterbourne is a splendid family home, providing stylish versatile accommodation throughout. The large welcoming reception hall sits centrally to the front of the house and leads to all reception rooms. The dual aspect 23ft drawing room which occupies the eastern part of the property, has an impressive brick-built open fireplace, and French doors connecting to the rear garden. A sizeable study provides further versatile reception space.

The open-plan kitchen, family and dining area is a notable feature providing light and airy living and entertaining space. The kitchen is elegantly designed with shaker-style white units, a central island and a stainless steel range cooker. The adjoining utility room provides further space for household appliances and storage. French doors extend the entertaining space from the kitchen to the terrace and rear garden.

The first floor houses five double bedrooms, with the principal bedroom, featuring a dressing room with fitted storage, and an en suite shower room. Two of the four further bedrooms

benefit from fitted storage. A family bathroom completes this floor.

Outside

The property is approached via a block-paved driveway, with parking space for several cars and access to the detached double garage. The front garden is mostly laid to lawn, while the rear garden features an area of paved terracing and a level lawn, bordered by timber fencing, mature hedges and trees.

Location

The property is conveniently situated, close to Littlehaven train station (London Victoria approximately 52 minutes) and about 1.5 miles from the historic market town of Horsham which offers a comprehensive range of shopping and recreational facilities including a John Lewis at Home, Swan Walk shopping centre, a number of independent and chain restaurants, Horsham Park and Pavilions Leisure Centre, Horsham Sports Club and The Capitol – a multi-purpose arts venue.

Horsham's mainline station also offers services to London Victoria (about 56 minutes) and London Bridge (about 57 minutes). The A24, M23 and wider motorway network are close by giving access to London, Gatwick, Heathrow and the south coast.

There are also a number of excellent state and private schools in the area, including Christ's Hospital, Millais Girls and Forest Boys Schools, Tanbridge School, Farlington Girls School, Pennthorpe and Cottesmore.





Directions

From Horsham's town centre head north-east on North Street, passing Horsham station on the right hand side. At the roundabout, take the 2nd exit to continue on North Street followed by the 2nd exit at the next roundabout onto Kings Road. Stay on Kings Road for about 0.4 miles before taking the 2nd exit at the next roundabout onto Rusper Road. Proceed along Rusper Road to the roundabout and take the 4th exit onto Lemmington Way. Winterbourne is the first turning on the right and if you bear left into the circular part of the road, Number 17 can be found in the far corner.

General

Local Authority: Horsham District Council.
Tel: 01403 215100.

Services: Mains water, electricity, gas and drainage.

Council Tax: The property is in Tax Band G.



Tenure: Freehold

Guide Price: £1,100,000

Horsham

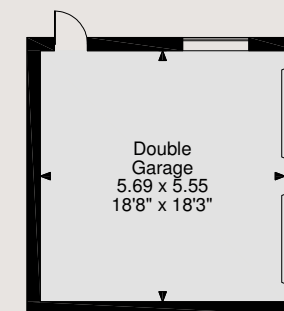
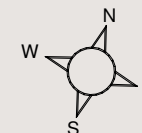
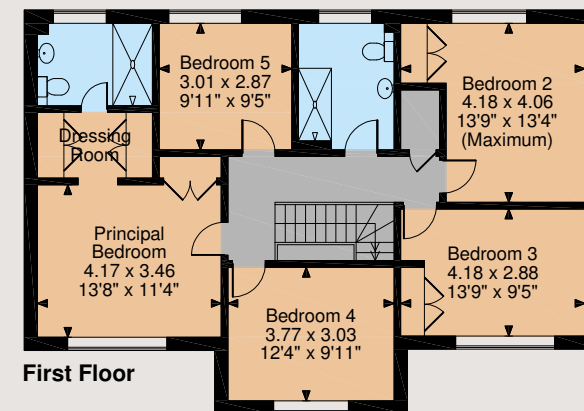
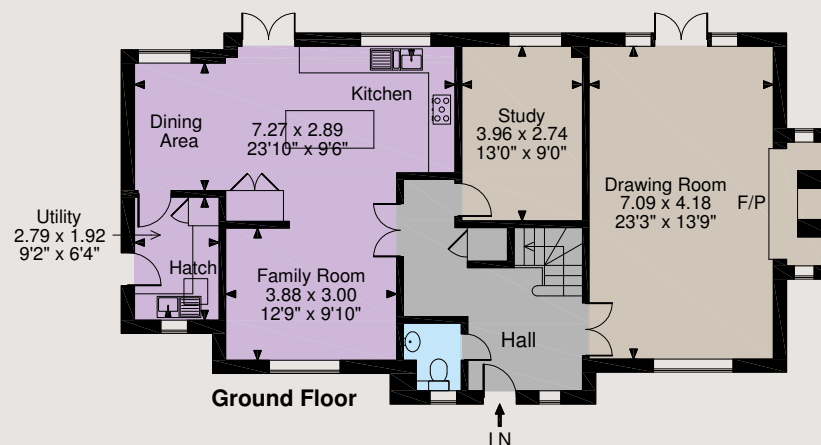
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Over 45 offices across England and Scotland,
including Prime Central London

Main House internal area 2,090 sq ft (194 sq m)
Garage internal area 340 sq ft (32 sq m)



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