



Morningside

16 Rookwood Park, Horsham, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An impressive detached family home with an annexe for flexible family living, in a desirable residential setting

A beautifully presented detached house with elegant accommodation and a useful annexe. Set in a highly sought-after position in a leafy and peaceful residential area a mile from Horsham town centre, and within easy reach of the local transport connections, as well as the surrounding rolling countryside.



4 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



OUTSIDE PARKING



0.4 ACRES



FREEHOLD



TOWN



2,436 SQ FT



**GUIDE PRICE
£1,500,000**



The property

Morningside is a handsome four-bedroom detached family home with well-appointed accommodation, located at the end of an exclusive development. The property offers comfortable, flexible living space with understated, traditional styling and splendid gardens, bordered by mature trees.

The beautifully presented ground-floor reception rooms include the generous drawing room which has wooden flooring, a fireplace and windows to both the front and rear, welcoming plenty of natural light. There is also a useful home study at the front, while towards the rear there is a sitting room in which to relax, and a sun room providing views across the garden and dual French doors opening to the patio area. This social, 23ft open plan kitchen and dining area has space for a family dining table, while the kitchen itself has modern wooden units and integrated appliances. The adjoining utility room provides further space for home appliances and storage.

A turned staircase leads to the first-floor landing, off which there are three double bedrooms, each of which benefits from built-in wardrobes. The principal and second bedrooms are both en suite, one with a shower room, while the other has a bathroom with a bathtub and a separate shower. The first floor also has a family bathroom.

Adjoining the main house is a self-contained annexe with its own private entrance at the rear. It includes a fully equipped kitchen, a shower room and a sitting room/bedroom with French doors to the garden, making it ideal for guests or multi-generational family living.



Outside

At the front of the property, the well-tended garden is bordered by established hedgerows, with lawn either side of the paved pathway leading to the entrance and beds stocked with a wealth of shrubs and flowering perennials. At the rear, the garden is sheltered by woodland to create a secluded environment. It comprises a large patio area across the back of the house for al fresco dining, with a pristine lawn and a border bed to one side, filled with an array of established shrubs. Parking is available on the driveway at the side of the house, where there is space for several vehicles. Beyond the wooded area is Rookwood Golf Course.

Location

The property is situated in a sought-after residential area, backing onto Horsham's Rookwood Golf Centre, and within two miles of Horsham's mainline station (London Victoria, approximately 55 minutes). This historic market town offers a comprehensive range of shops and facilities, including a John Lewis and Waitrose, Swan Walk shopping centre, The Carfax,

with its cobbled streets and varied restaurant quarter; Horsham Park and Pavilions Leisure Centre, and Horsham Sports Club, incorporating cricket, tennis, hockey and squash clubs. 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 and Forest schools, Tanbridge School, Farlington, Pennthorpe, Brighton College Prep Handcross, and Cottesmore.



Distances

- Horsham town centre 1 miles
- Broadbridge Heath 1.2 miles
- Dorking 13 miles

Nearby Stations

- Horsham
- Littlehaven

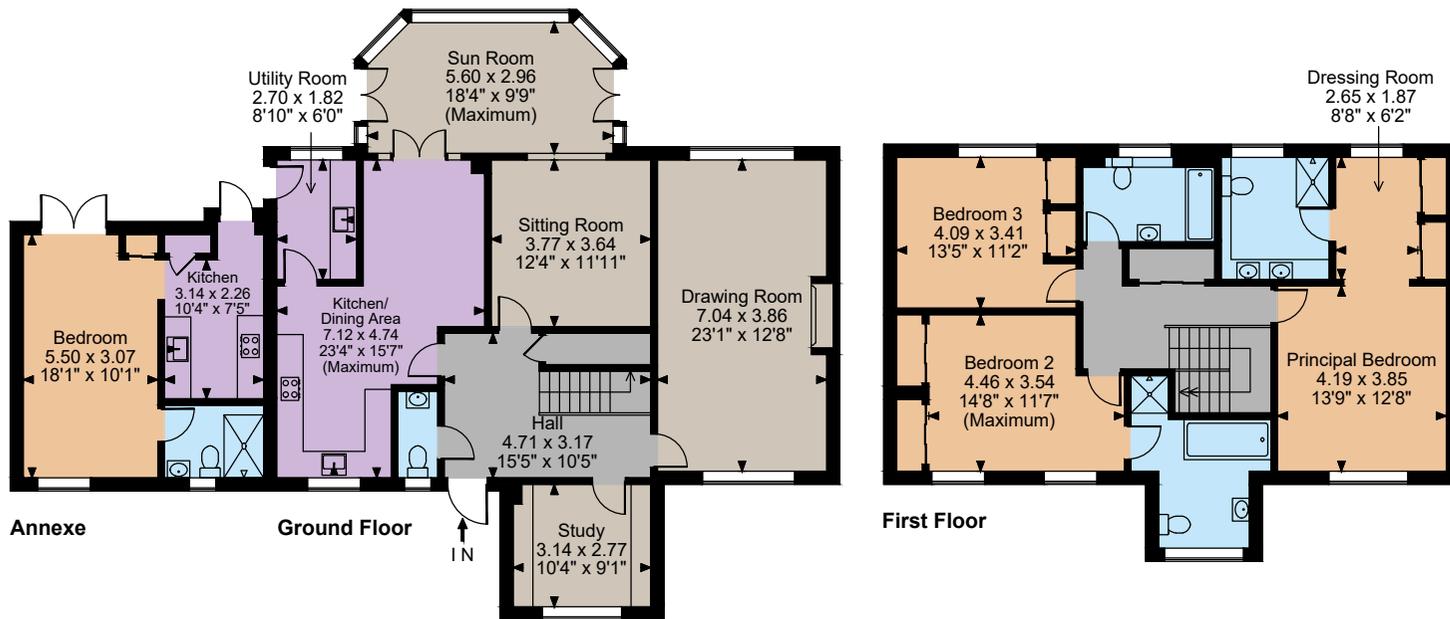
Key Locations

- Southwater Country Park
- Leonardslee Lakes & Gardens
- South Lodge Spa
- Nymans Gardens
- South Downs National Park
- Rookwood Golf Course

Nearby Schools

- Brighton College Prep Handcross
- Christ's Hospital
- Farlington
- Pennthorpe
- Cottesmore
- Tanbridge House





Floorplans

Internal area 2,436 sq ft (226 sq m)
For identification purposes only.

Directions

RH12 1UB
what3words: ///hammer.hangs.chip

General

Local Authority: Horsham District Council Tel: 01403 215100

Services: Electricity, mains water, gas fired central heating and mains drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

The position & size of doors, windows, appliances and other features are approximate only.
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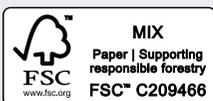
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