

MAPP & WESTON

Refreshingly independent...

£850,000

3 Cook Way, Broadbridge Heath, Horsham, West
Sussex, RH12 3US



5

Bedrooms



4

Bathrooms

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Wickhurst Green Broadbridge Heath

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Wickhurst Green Broadbridge Heath

A five-bedroom, family home built by Countryside Properties in 2015 offering over 2000sq.ft. of space, over three floors being ideal for large or growing families. Benefits include the large Family Space adjoining a superb kitchen with vaulted ceilings and Velux windows, 33ft long garage which can serve a vast variety of uses from gym, workshop/hobbies space to a home office. The house enjoys a great outlook over a large green space with mature oaks and other well-established trees, perfect for dog owners or children to run around in relative safety.

ENTRANCE PORCH WITH OUTSIDE LIGHT FRONT DOOR TO:

RECEPTION HALL: Under-stairs storage cupboard housing electric circuit breakers, telephone master socket. "Karndean Summer Oak" flooring, inset ceiling lights.

CLOAKROOM: Low flush WC. Wash hand basin, extractor fan, ceramic tiled floor, part-tiled walls, fitted mirror and ceiling lights.

LOUNGE: 18'4 x 11'5 Outlook to the front over The Green and double doors opening onto the garden.

SUPERB KITCHEN AND FAMILY AREA: 28'10" x 13'6 max. A triple aspect, bright, contemporary space with vaulted ceilings and four "Velux Windows" overhead. Double doors open onto the rear garden. Integrated appliances by "Smeg" including four-ring ceramic hob, ("Electrolux" extractor hood above.) "Smeg" electric fan oven and top oven/grill, fridge, freezer, washing machine, and dishwasher. An expanse of "White-Stone" Worktops with high-gloss cream and wood effect fronts. Inset "Franke" one-and-a-half bowl sink, extra-wide drawers and storage cupboards. Ceramic tiled floor, inset ceiling lights. A peninsular section of worktop forms the Breakfast Bar and leads onto the DINING SECTION with ample space for a dining table and chairs. Beyond is a SNUG SECTION for sofas, chairs and general "chilling."

TURNED STAIRCASE WITH WOODEN BALUSTRADE TO FIRST-FLOOR LANDING:

MASTER BEDROOM: 23'x 9'8 max. This divides into a Dressing Section with integral triple wardrobes, sliding mirrored doors and a MAIN BEDROOM SECTION enjoying a fine outlook over The Green.

EN-SUITE SHOWER: 10'x 5'2 Large shower cubicle with sliding door, wash basin, worktop area, low flush WC. Chromium combined towel rack/radiator, fitted mirror, shaver point, extractor fan, part tiled walls, ceramic tiled floor, ceiling lights.

GUEST BEDROOM: 10'6 x 10'5 Double aspect overlooking The Green and side. Two integral double wardrobes with mirrored sliding doors.

EN-SUITE TWO: 11'9 x 6'9 Large shower cubicle with sliding door, wash basin, worktop area, low flush WC. Chromium combined towel rack/radiator, fitted mirror, shaver point, extractor fan, part tiled walls, ceramic tiled floor, ceiling lights.

BEDROOM THREE: 11'9 x 8' Overlooking The Green to the front. (Currently used as a Home Office.)

MAIN BATHROOM: 8'x 6'10 Panel enclosed, double-ended bath with shower attachment. Washbasin and worktop, low flush WC. Ceramic tiled floor, part tiled walls, fitted mirror, shaver point, extractor fan, ceiling lights, combined radiator/towel rack.

TURNED STAIRS TO SECOND-FLOOR LANDING: Wooden balustrade and window looking out onto the rear garden. Access to insulated loft.

BEDROOM FOUR: 14'3 x 11'8 Dormer window overlooking the green to the front.

BEDROOM FIVE: 14'3 x 11'10 Dormer window overlooking the green to the front. Airing cupboard housing pressurised hot water storage tank.

TOP FLOOR SHOWER ROOM: Shower cubicle with a hinged-glass door, washbasin, worktop area, low flush WC. Chromium combined towel rack/radiator, fitted mirror, shaver point, extractor fan, part tiled walls and ceramic tiled floor, ceiling lights.

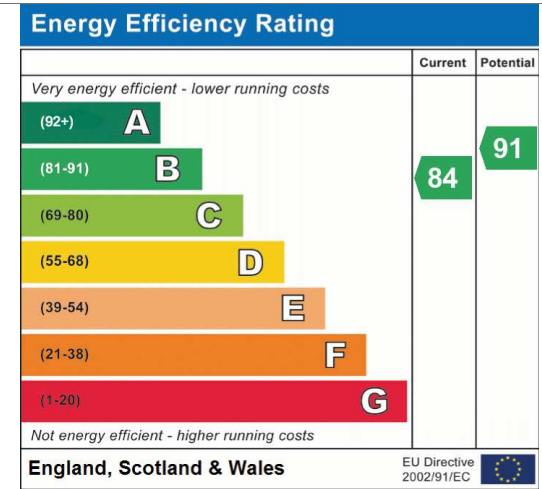
OUTSIDE: Front Garden comprises a Beech hedge and laid shingle. Driveway parking space in front of the garage.

REAR GARDEN: Enjoying an easterly aspect, mainly laid to lawn with various flower and shrub beds, surrounded by good quality brick walling. Double doors open from the kitchen and lounge onto a paving expanse that extends to a suntrap seating area. Outside lighting, outside tap. Pedestrian gate to the side access.

DOUBLE-LENGTH GARAGE: 33'x 10'3 Up and over door, rear personal door from the garden. Gas boiler for central heating and hot water, gas meter. Electric power and lighting.

EPC BAND: B

COUNCIL TAX BAND: G

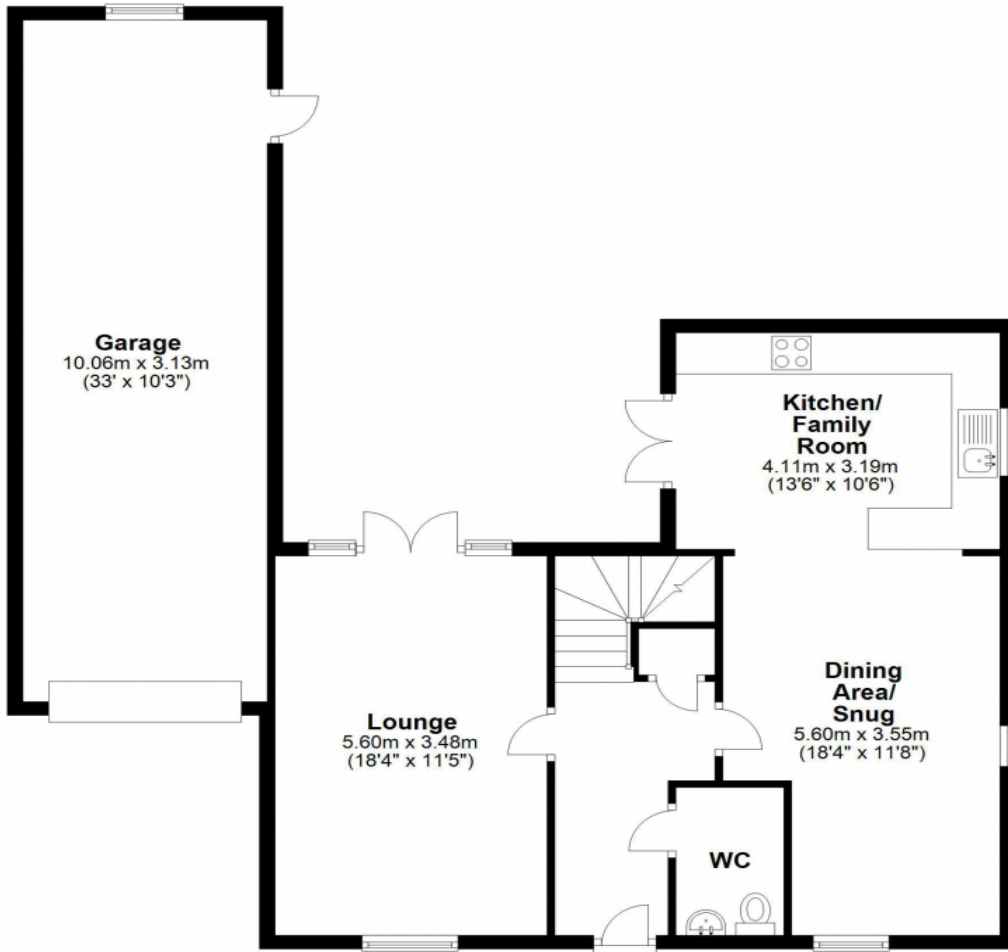


Address: Broadbridge Heath, RH12



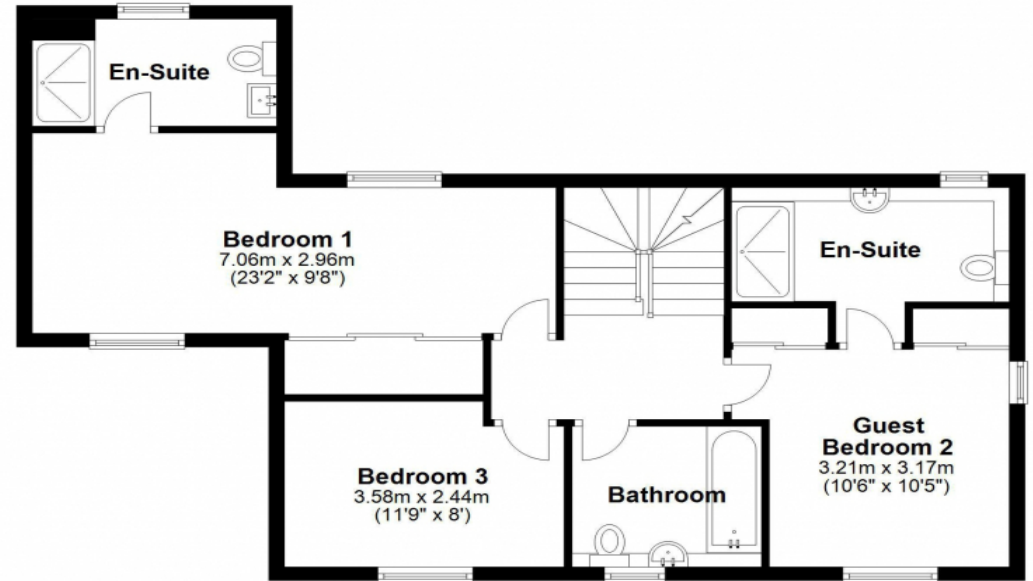
Ground Floor

Approx. 96.8 sq. metres (1042.3 sq. feet)



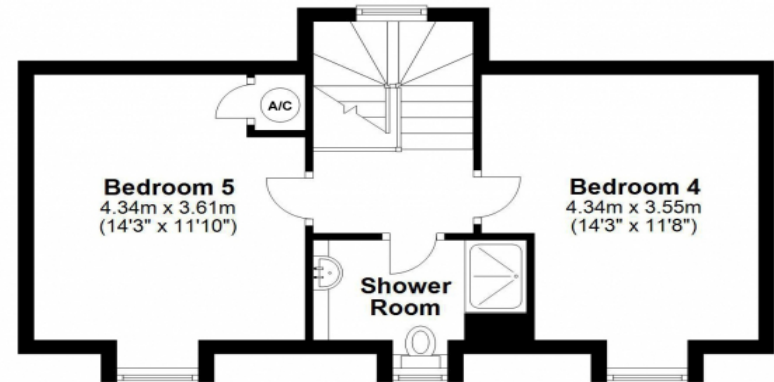
First Floor

Approx. 66.7 sq. metres (718.1 sq. feet)



Second Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



Total area: approx. 202.7 sq. metres (2182.1 sq. feet)

For illustration purposes only - not to scale