



## Railway Cottage, 45 Pondtail Road, Horsham RH12 5HP

A charming and characterful three/four bedroom detached cottage with access to Horsham town centre featuring a delightful garden.



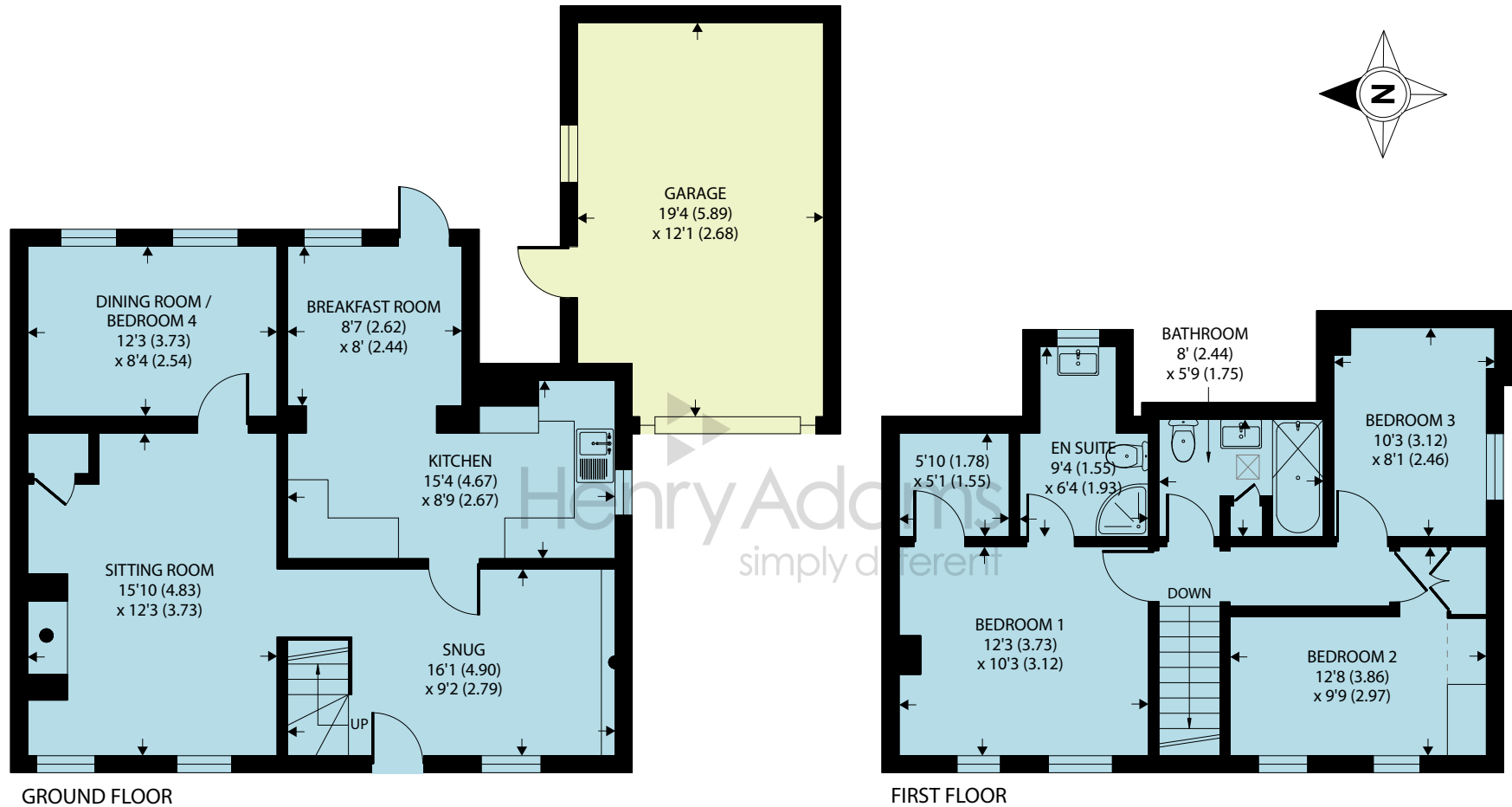
- ▶ Three/four bedroom detached cottage
- ▶ Dining room/Bedroom 4
- ▶ Separate snug
- ▶ Secluded rear garden with patio area
- ▶ Driveway parking
- ▶ Sitting room with a fireplace
- ▶ Kitchen/breakfast room
- ▶ Main bedroom with en-suite shower room
- ▶ Generously sized garage
- ▶ Good commuter routes

This beautifully presented character property has a homely and comfortable feel throughout with many features and generous living and bedroom space arranged over two floors.

Upon entering, the warm and comfortable snug welcomes you with a fireplace and wooden beams creating an enjoyable living space. The kitchen/breakfast room has a range of wall and base cabinets and provides an open space to socialise with family and friends while cooking and entertaining. It also has the benefit of direct access into the rear garden. The spacious sitting room is filled with natural light and has a wonderful fireplace with a log burner – ideal for crisp winter evenings. From the reception room, there is a separate dining room which enjoys views over the rear garden, this could also double as bedroom 4/study.

To the first floor, the main bedroom benefits from a walk-in wardrobe and a modern en-suite with shower, wash hand basin and a low-level WC. There are two further bedrooms of decent proportions and a family bathroom featuring floor to ceiling tiling, skylight window, bath, wash hand basin and a low-level WC.





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Approximate Area = 1183 sq ft / 109.9 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Garage = 227 sq ft / 21 sq m

Total = 1416 sq ft / 131.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2023. Produced for Henry Adams. REF: 1027508

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Outside

The front garden has a selection of mature shrubs and planting. There is a hard landscaped driveway leading to the garage. To the rear, the delightful garden is secluded and laid to lawn. There is a selection of plants, shrubs and trees and a patio terrace ideal for alfresco dining. The garage is accessible from the garden via a side door. It is of a generous size, ideal for car storage or other uses. There is also a gated side access.

## Situation

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downlink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

