



## Felled Oaks Brighton Road, Horsham

Guide Price £1,500,000 – £1,600,000

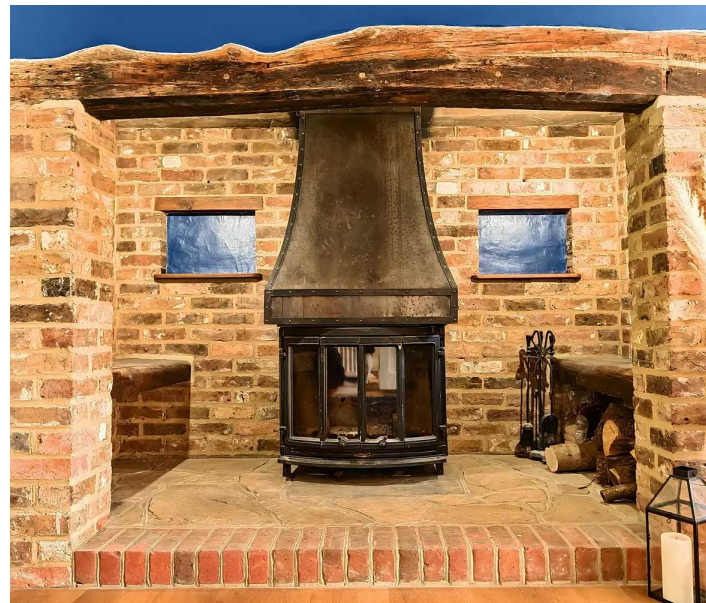


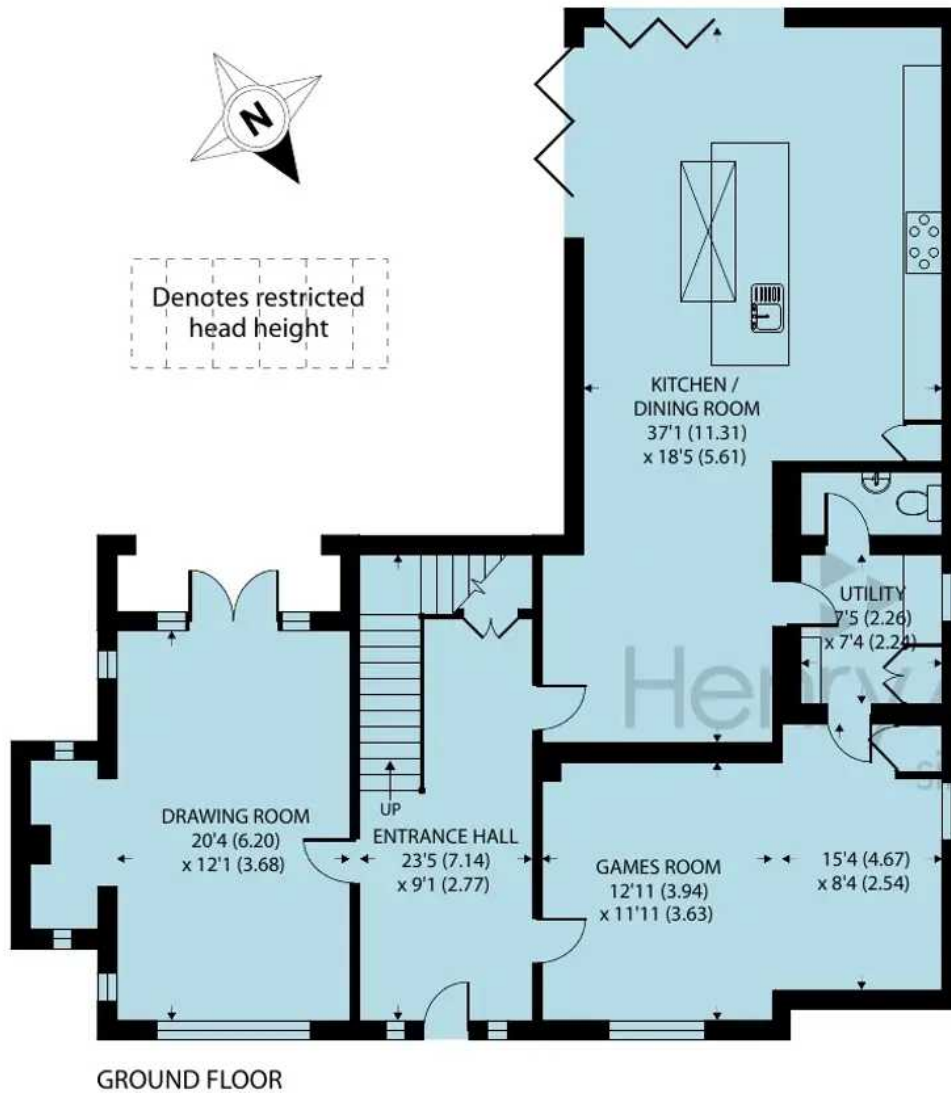
## Felled Oaks, Brighton Road

Conveniently positioned on the fringes of Horsham Town; this substantial family home benefits from five bedrooms, a southerly facing rear garden, driveway parking for several vehicles and access to a selection of well-regarded local schools.

To the ground floor a generous reception hallway welcomes you and leads into a well-proportioned drawing room which has a double aspect with double doors out to the rear garden and an impressive exposed brick inglenook fireplace incorporating a log burner. Further reception space includes a Family room/Games room which makes an ideal TV room, playroom, or even a work from home office space. The main social space of this family home is the impressively sized kitchen/dining room which is an impressive 37' and has a selection of bi-fold doors opening directly onto the rear garden and a sky lantern; both providing a feeling of space and light as well as panoramic views of the garden.

The kitchen has a range of wall and base cabinets with a modern and contemporary style with contrasting work surfaces running through, there is also a tiled flooring and a large sit up breakfast bar/preparation island. There is space for a range style cooker and a stylish stainless extractor hood. Also of note is the further space for a separate dining table and lounge sitting area. The utility room is accessed from the kitchen and has space with plumbing for a washing machine and a door into the downstairs cloakroom.





## Felled Oaks, Brighton Road, Horsham, RH13 6ER

Approximate Area = 2932 sq ft / 272.3 sq m (includes garage)

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Total = 2942 sq ft / 273.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Henry Adams. REF: 911143











To the first floor; the main bedroom has been beautifully renovated and boasts an impressive en-suite bathroom with a large freestanding bath, a double walk through shower and twin wash hand basins – all finished to a modern and contemporary style and complimented with quality fitments. There are three further bedrooms plus a well equipped family bathroom which enjoys a separate shower and bath. A further staircase leads to the second floor with an impressive bedroom suite with suite has a Juliette style balcony providing fabulous views over the rear garden and countryside beyond. There is en-suite shower room with a walk in shower, wash hand basin and a low level WC plus a separate roll top bath within the bedroom area.

#### Outside

The front garden is well stocked with mature plants, trees and hedges providing a superb degree of privacy there a sweeping gravel driveway with ample parking. The rear garden is a real feature for this home and is predominantly laid to lawn with a large decking area and space for a Hydropool and patio areas which are ideal for outdoor dining and entertaining.

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











## Henry Adams – Horsham

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