



Dutchells Copse, Horsham, West Sussex, RH12 5PD.
Offers over £800,000 Freehold


MARTIN&CO

Dutchells Copse, Horsham

- 4 bedrooms
- 2 bathrooms
- Conservatory
- Large corner garden and patio area
- Detached double garage
- EPC C
- Fitted kitchen with breakfast area
- No chain above
- Further potential

Tucked away in an exclusive close of just three properties, approached via a pillared entrance off Dutchells Copse, this detached four bedroom home occupies a generous corner plot with a detached double garage, extensive driveway parking and no onward chain.

The setting immediately sets this home apart. With mature planting, wide frontage and a substantial block paved driveway, the property has real kerb presence and privacy.

The front door opens into a central reception hall with cloakroom and staircase to the first floor. The sitting room enjoys a bay window to the front and double doors leading through to the dining room, creating a flexible flow for family living or entertaining. From here, sliding doors open into the conservatory which overlooks and opens onto the garden, providing a bright additional reception space.



The kitchen breakfast room is well fitted with a comprehensive range of units, integrated appliances, contrasting worktops and a striking splashback. There is ample space for informal dining and everyday family life. A separate study on the ground floor offers work from home flexibility or potential as a playroom.

Upstairs, the principal bedroom benefits from fitted wardrobes and an en suite shower room. There are three further bedrooms and a family bathroom, making this a practical and well balanced family layout.

Outside, the rear garden is mainly laid to lawn with mature hedging and planting creating privacy.

The corner plot allows space to the side as well as the rear, giving the property clear potential for extension, subject to the usual planning permissions.

The detached double garage sits neatly to the side with further driveway parking in front.

Offered with no onward chain, this is a rare opportunity to secure a substantial home in a discreet and highly regarded North Horsham setting, with scope to modernise or enlarge to suit individual requirements.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham station offers direct services to Gatwick in around 17 minutes and London Victoria in approximately 56 minutes, while nearby Littlehaven station also provides regular connections into London Victoria and London Bridge, with Thameslink services continuing through the City to Blackfriars, Farringdon and St Pancras.

For those travelling by car, there is also convenient access to the M23 linking to the wider motorway network including the M25.

Material Facts

Price: Offers over £800,000

Tenure: Freehold
Council Tax band: F



Horsham District Council

EPC: C

Property type: Semi Detached

Mains services: Gas/Electricity/Water/Drainage

Heating type: Gas central heating to radiators

Further information:

Broadband information:

Between 115 Mbps and 1600 Mbps

Fibre to the Premises

Mobile coverage: Good with most providers

Parking type: Double Garage and large Driveway

Flood/Erosion risk:

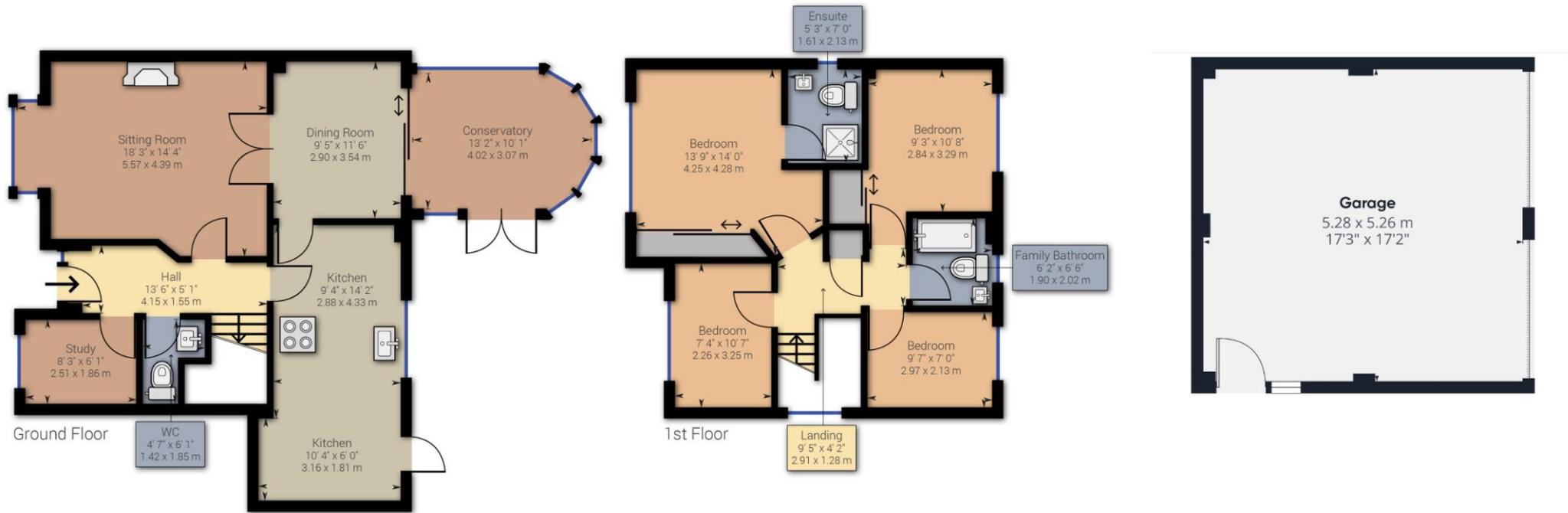
River and seas: Very low

Surface water: Low

Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations and is a legal requirement. We use an online service to verify your identity at a cost of £30 including vat, per person.







Approximate net internal area: 1723.15 sq ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ
T: 01403 248222 • E: horsham@martinco.com

01403 248222

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

