



Old Guildford Road, Broadbridge Heath, West Sussex, RH12 3JU



woodlands



This spacious and immaculately presented five bedroom detached family home is situated in the charming village of Broadbridge Heath that has an array of shops that include a convenience store, post office and Hairdresser's. In addition there is a 24hrs Tesco Extra supermarket and has two schools within close proximity, Shelley Primary School and Tanbridge House Secondary school.

The village is also ideally situated at the junction of the A24 and the A264 that provide easy access to the M23 and Gatwick, together with the historic market town of Horsham. This attractive town is set less than 1.5 miles away with a comprehensive range of shops, and a main line train service to London Bridge and London Victoria.

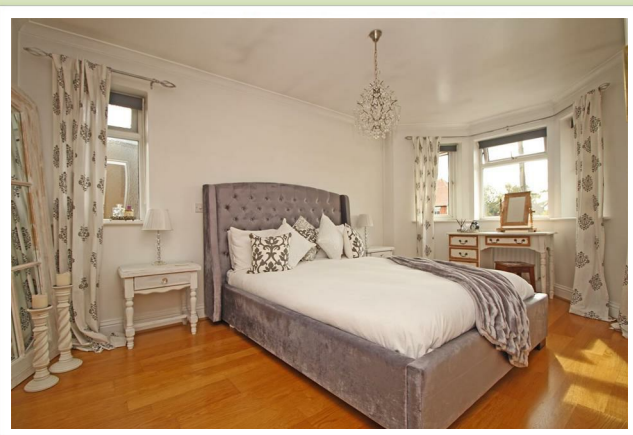
The entrance hall welcomes you into the formal hallway, from which all ground floor accommodation is accessed. The 15ft x 17ft lounge is a fantastic space for entertaining and has a stunning log burner in the corner creating a focal point for the room and benefits from sliding doors to the garden. The substantial dining room easily accommodates a large dining table and chairs or could be utilised in a number of different ways including a play room. From here an opening leads through to the kitchen/breakfast room at the front of the property which is filled with lots of natural light by the large bay window. Fully equipped with a wealth of floor and wall mounted units including cupboard and drawers in addition to plenty of space for appliances under the expanse of work top surfaces. To complete the ground floor is a cloakroom and a useful room which is currently serving a number of purposes including study and utility room.

To the first floor of this impressive home are the five large bedrooms with both the master and second bedroom boasting en-suites. The family bathroom, like the rest of the house is a great space and in excellent condition, comprises corner bath, walk in shower enclosure, WC and wash hand basin.

Outside, the rear garden of this outstanding family home, continues the theme of quality and size. Extending to approximately 80ft and enclosed by both mature hedging and wood panel fencing, the garden is mainly laid to lawn with hardstanding area adjacent to the property. At the end of the garden there is large storage shed in addition to a summer house. To the front of the property is a large area of parking and enclosed by wood panel fencing.

An internal viewing is strongly advised to fully appreciate what this property has to offer.





Accommodation with approximate room sizes:

ENTRANCE HALL

CLOAKROOM

KITCHEN/BREAKFAST ROOM 9'1" x 16' into bay 13'7" min (2.77m x 4.88m into bay 4.14m min)

DINING ROOM 9'10" x 17'11" (3.00m x 5.46m)

LOUNGE 15'3" x 17'2" (4.65m x 5.23m)

PLAY ROOM/UTILITY ROOM 9'3" x 20'3" (2.82m x 6.17m)

FIRST FLOOR

LANDING

MASTER BEDROOM 9'3" x 16'9" into bay (2.82m x 5.11m into bay)

EN-SUITE

BEDROOM 13'1" x 14'2" max 7'5" min (3.99m x 4.32m max 2.26m min)

EN-SUITE

BEDROOM 15'8" x 8'10" (4.78m x 2.69m)

BEDROOM 9'11" max x 12'3" (3.02m max x 3.73m)

BEDROOM 8'11" x 8'9" (2.72m x 2.67m)

FAMILY BATHROOM 8'11" max x 8'9" max (2.72m max x 2.67m max)

OUTSIDE

LARGE AREA OF PARKING TO THE FRONT

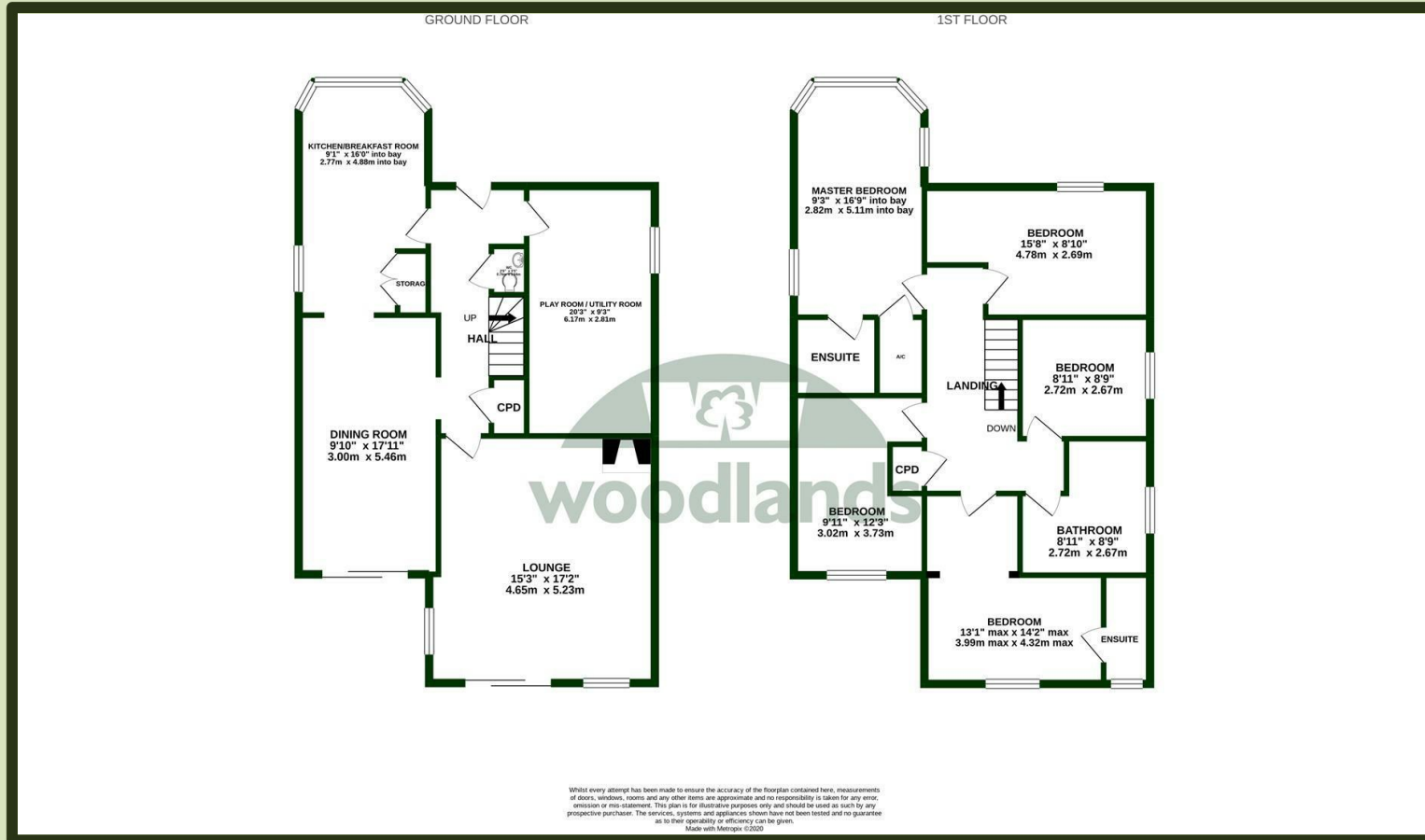
GOOD SIZE REAR GARDEN

LARGE STORAGE SHED

SUMMER HOUSE



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**DIRECTIONS:** From Horsham town centre follow Albion Way over the roundabout and through to the second set of traffic light where you need to turn right into Bishopric. Continue along this road A281, Guildford Road, to the large Broadbridge Heath flyover roundabout. Take the third exit into Old Guildford Road. Go straight ahead at the mini roundabout and the property can be found on the right hand side on the corner, opposite the turning for Wickhurst Lane.

**PLEASE NOTE:** The garage has been converted into a playroom/utility room. The garage door remains in place so the option is there to convert back into a garage if needed.

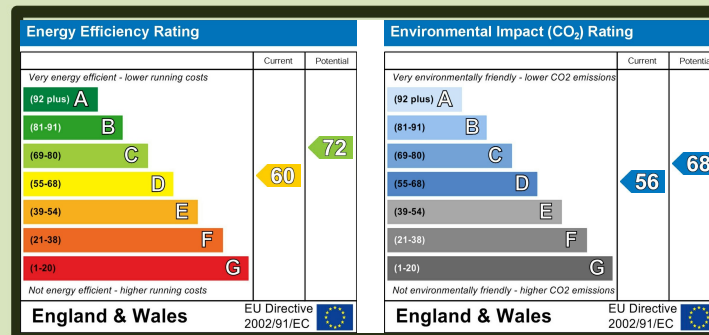
**COUNCIL TAX:** Band D.

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**



**MISREPRESENTATION ACT**

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