Smithbarn, Horsham, West Sussex, RH13 6DS

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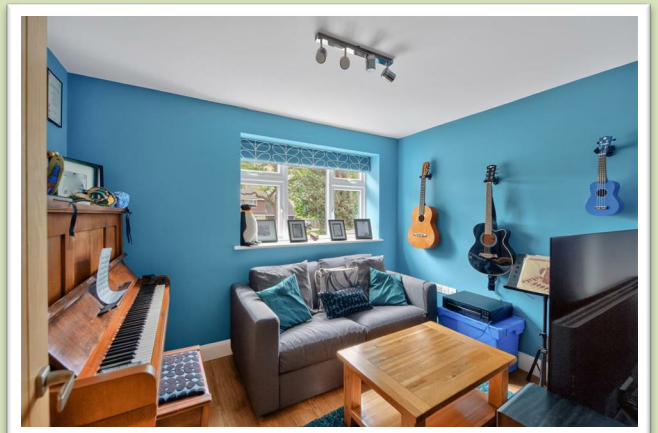
Guide Price £850,000



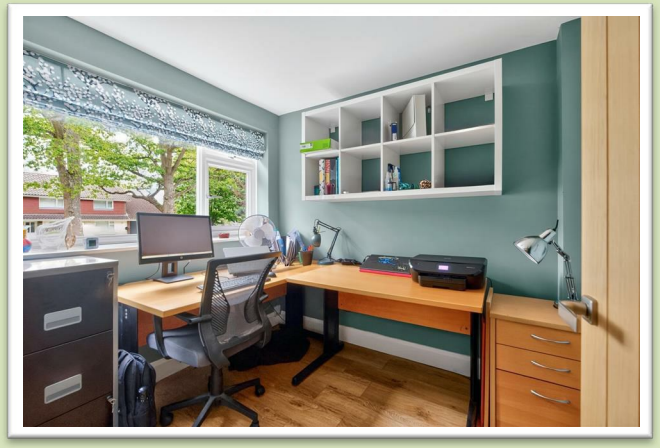
Set along one of Horsham's most prestigious and highly regarded roads, this beautifully presented and substantially extended family home offers an exceptional blend of style, space and versatility. Ideally located for families, the property sits within close proximity of Heron Way Primary School, The Forest School and Millais School, while enjoying immediate access to picturesque woodland walks right on the doorstep. Horsham's thriving town centre is also conveniently nearby, offering an impressive mix of independent boutiques, well-known high street names, and an array of popular restaurants, cafés and bars - making it easy to see why the area remains such a desirable place to call home.

Stepping inside, you are greeted by a generous and welcoming entrance hall, perfectly suited for everyday family life with ample space for coats, footwear and outdoor gear. The ground floor has been thoughtfully arranged to provide flexible living, featuring a cloakroom, a dedicated study ideal for home working, a separate family room for additional relaxation or play space, and a practical utility room with room for laundry appliances and extra storage.

At the heart of the home lies a truly impressive open-plan living space, designed to suit modern lifestyles and create a real sense of occasion. The lounge area is both stylish and comfortable, centred around a contemporary media wall with an inset fireplace, alongside bespoke cabinetry and shelving. Flowing seamlessly from here, the kitchen is finished to a high standard with sleek light grey gloss units, stunning Silestone worktops and a large central island - perfect for casual dining or social gatherings. The adjoining dining area provides ample space for a large family table, while bi-fold doors open out to the rear garden, effortlessly blending indoor and outdoor living and creating an ideal environment for entertaining.

Upstairs, the principal bedroom offers a bright and calm retreat, overlooking the rear garden and providing plenty of room for furnishings. A walk-in wardrobe adds a touch of luxury and has been cleverly designed to allow for easy conversion into an en-suite if desired. Three further well-proportioned double bedrooms can also be found on this floor, including a guest bedroom complete with its own en-suite shower room. A modern family bathroom serves the remaining rooms, fitted with a bath and overhead shower, wash basin and WC.

Externally, the property continues to impress. A private driveway to the front provides off-road parking for multiple vehicles and leads to the garage. To the rear, the garden offers a high level of privacy and is predominantly laid to lawn, framed by mature hedging. A generous patio area creates the perfect setting for al fresco dining and entertaining, making it an ideal space to enjoy throughout the warmer months.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

CLOAKROOM 7'04" x 2'11" (2.24m x 0.89m)

OFFICE 8'05" x 7'03" (2.57m x 2.21m)

RECEPTION ROOM 10'09" x 8'01" (3.28m x 2.46m)

OPEN PLAN KITCHEN/LIVING/DINING ROOM 28'08" x 20'08" (8.74m x 6.30m)

UTILITY ROOM 7'02" x 7'0" (2.18m x 2.13m)

FIRST FLOOR

LANDING

BEDROOM ONE 20'03" x 14'08" (6.17m x 4.47m)

DRESSING ROOM 6'0" x 5'10" (1.83m x 1.78m)

BEDROOM TWO 15'03" x 9'03" (4.65m x 2.82m)

EN-SUITE SHOWER ROOM 5'10" x 5'05" (1.78m x 1.65m)

BEDROOM THREE 12'0" x 9'03" (3.66m x 2.82m)

BEDROOM FOUR 15'01" x 9'05" (4.60m x 2.87m)

FAMILY BATHROOM 8'01" x 5'05" (2.46m x 1.65m)

OUTSIDE

AMPLE OFF ROAD PARKING TO THE FRONT

GARAGE/STORE 8'01" x 7'05" (2.46m x 2.26m)

REAR GARDEN

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www.woodlands-estates.co.uk

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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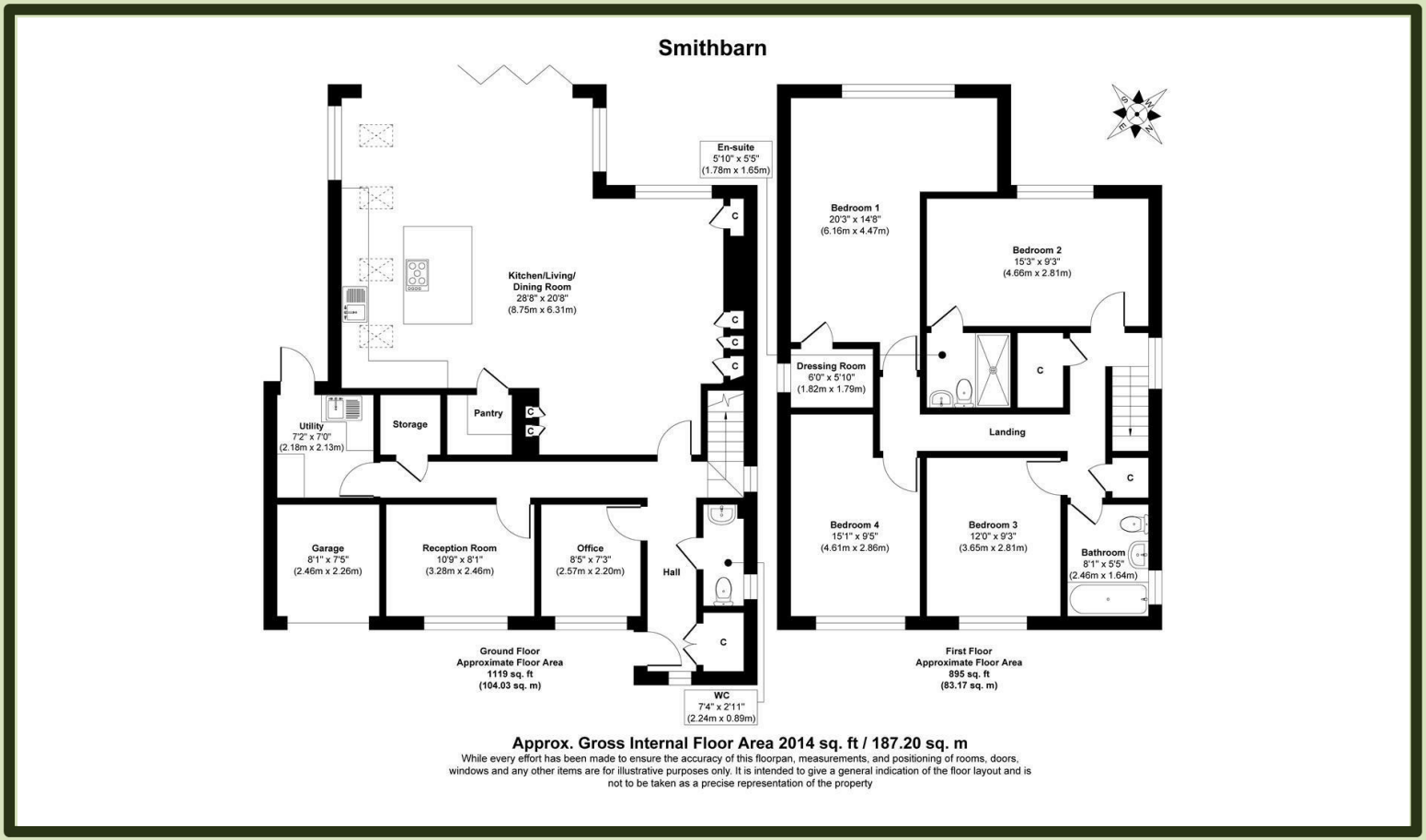

LOCATION: This lovely family home is set in one of Horsham's most sought after locations, to the East of the town centre and just over 1 mile from Horsham mainline station with a fast and regular service to London Victoria. The property is also conveniently positioned approximately 5 miles from junction 11 of the M23, providing swift connections to London, Gatwick and the South Coast. In addition there are a number of schools within close proximity, including the highly renowned Millais School, together with Forest School, as well as Heron Way Primary School.

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 for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of 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 and there is Piries Place with an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road. At the next roundabout take the fourth exit into Comptons Lane. Take the second left into Padwick Road and at the T-junction turn right onto Smithbarn. The property can be found on the right hand sifde.

COUNCIL TAX: Band E.

EPC Rating: C.

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.

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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.

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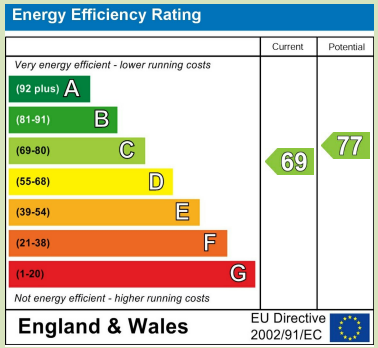

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