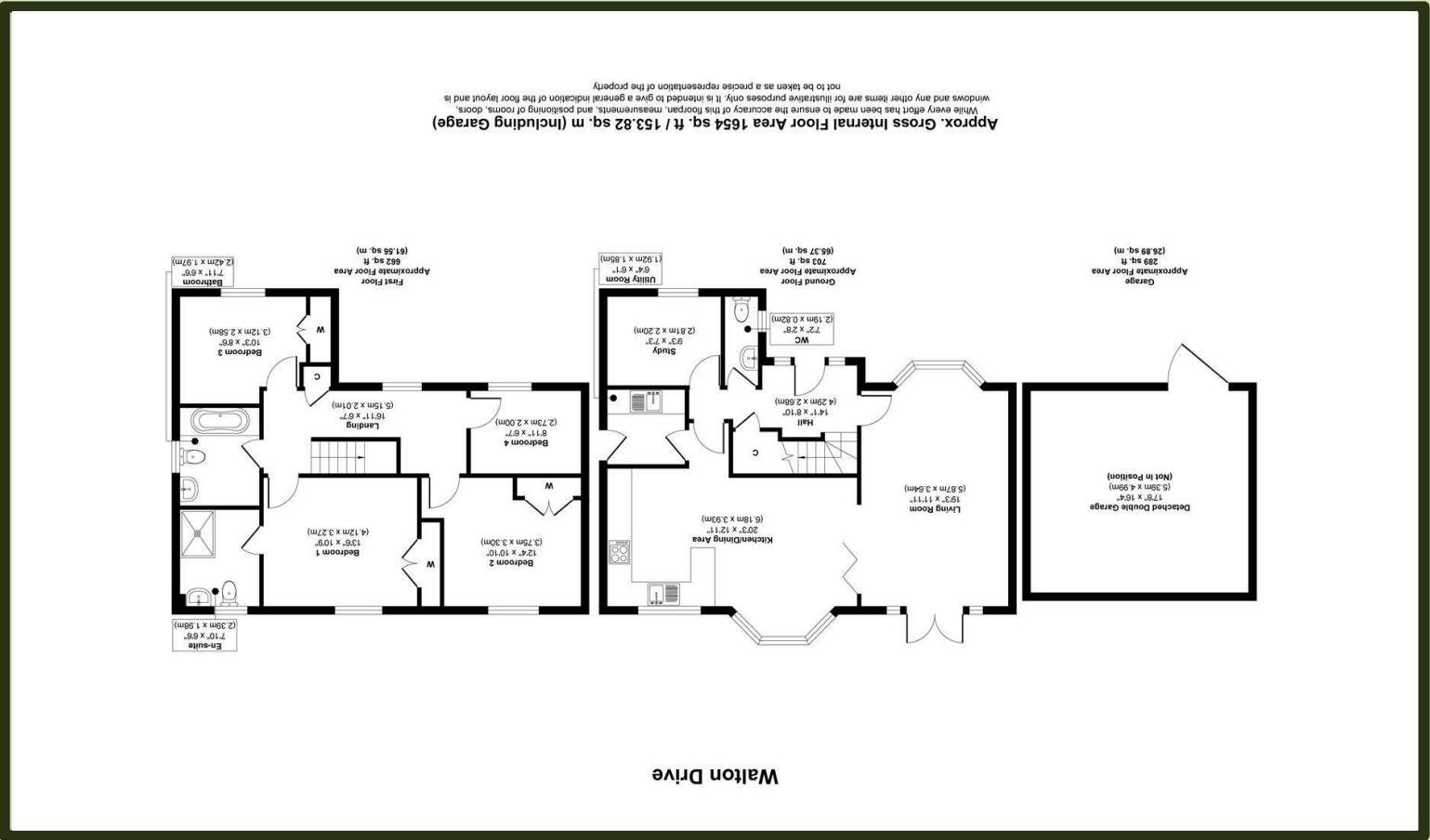


16 Walton Drive, Horsham, West Sussex, RH13 6RQ





Overlooking the picturesque Owlbeech Woods and tucked away in a peaceful cul-de-sac, this impressive four-bedroom detached family home combines style, space and flexibility – perfect for modern family living. The location is truly enviable: within walking distance of well-regarded primary schools and play areas, just moments from local shops, and only a short drive into Horsham’s vibrant town centre, where you’ll find a fantastic mix of restaurants, cafés, leisure facilities and independent boutiques. It’s easy to see why this area is so highly sought after.

Set towards the end of this desirable residential street, there is a private driveway and double garage with electric doors, offering parking for up to four vehicles. To the front, a neat lawn and paved pathway frame the house beautifully against a backdrop of mature woodland, creating a warm first impression before you even step inside.

The interior is equally inviting, with quality finishes and a wonderful sense of light and space throughout. The ground floor benefits from engineered oak flooring and a thoughtfully designed layout. The dual-aspect living room is a standout feature, with bay windows, French doors and a working log burner, making it a bright yet cosy retreat in every season. Glazed bi-fold doors lead through to the open-plan dining room and kitchen – another light-filled space with its own bay window. The kitchen has been tastefully renovated with sleek white cabinetry, contrasting granite worktops and a utility room to the side for added convenience. Completing the ground floor is a practical study and guest cloakroom.

Upstairs, the home continues to impress with four well-proportioned bedrooms, three of which are generous doubles. The principal suite is particularly spacious, boasting a stylish en-suite with a double shower, vanity unit and heated towel rail. The family bathroom mirrors this high-quality finish, with the addition of a bath and overhead shower.

The rear garden is a tranquil haven, landscaped with Indian sandstone patios, a well-kept lawn, established borders and colourful flower beds. A side gate provides direct access to the garage and driveway, adding further practicality to this wonderful home.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 14'01" x 8'10" (4.29m x 2.69m)

CLOAKROOM 7'02" x 2'08" (2.18m x 0.81m)

LIVING ROOM 19'03" x 11'11" (5.87m x 3.63m)

KITCHEN/DINING AREA 20'03" x 12'11" (6.17m x 3.94m)

UTILITY ROOM 6'04" x 6'01" (1.93m x 1.85m)

STUDY 9'03" x 7'03" (2.82m x 2.21m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'06" x 10'09" (4.11m x 3.28m)

EN-SUITE SHOWER ROOM 7'10" x 6'06" (2.39m x 1.98m)

BEDROOM TWO 12'04" x 10'10" (3.76m x 3.30m)

BEDROOM THREE 10'03" x 8'06" (3.12m x 2.59m)

BEDROOM FOUR 8'11" x 6'07" (2.72m x 2.01m)

FAMILY BATHROOM 7'11" x 6'06" (2.41m x 1.98m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING

DOUBLE DETACHED GARAGE 17'08" x 16'04" (5.38m x 4.98m)



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