



Treetops, Southwater, West Sussex, RH13 9GE



woodlands



Nestled in the heart of the charming village of Southwater, West Sussex, this beautifully extended four-bedroom link-detached home offers the perfect blend of modern living and idyllic surroundings. Southwater is renowned for its welcoming community, picturesque countryside, and excellent local amenities, including shops, highly regarded schools, and access to stunning walking trails around Southwater Country Park.

This thoughtfully extended property boasts a spacious and versatile layout, ideal for family life. The heart of the home is the impressive open-plan kitchen and lounge, where bi-fold doors seamlessly connect the indoors to the private enclosed rear garden - perfect for entertaining or simply relaxing. A separate dining room to the front provides a more formal setting, while the additional utility room and integral garage offer convenience and practicality. A guest cloakroom completes the ground floor accommodation.

Upstairs, three of the four bedrooms are generous doubles, with the principal bedroom featuring a stylish double shower and vanity sink unit, adding a touch of luxury.

The property also benefits from driveway parking for two cars and is situated in a quiet residential cul-de-sac, offering the balance between peaceful village life and easy access to nearby Horsham and commuter links.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE HALL**

**CLOAKROOM 2'08" x 5'05" (0.81m x 1.65m)**

**DINING ROOM 12'09" x 11'03" (3.89m x 3.43m)**

**OPEN PLAN KITCHEN/BREAKFAST ROOM/LIVING ROOM**

**KITCHEN/BREAKFAST ROOM 15'08" x 12'04" (4.78m x 3.76m)**

**LIVING ROOM 15'05" x 10'11" (4.70m x 3.33m)**

**UTILITY ROOM 7'05" x 6'10" (2.26m x 2.08m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 12'09" x 24'07" (3.89m x 7.49m)**

**INCLUDING AN EN-SUITE SHOWER AREA**

**BEDROOM TWO 9'03" x 12'01" (2.82m x 3.68m)**

**BEDROOM THREE 9'01" x 9'05" (2.77m x 2.87m)**

**BEDROOM FOUR 7'03" x 7'07" (2.21m x 2.31m)**

**FAMILY BATHROOM 7'04" x 6'04" (2.24m x 1.93m)**

**OUTSIDE**

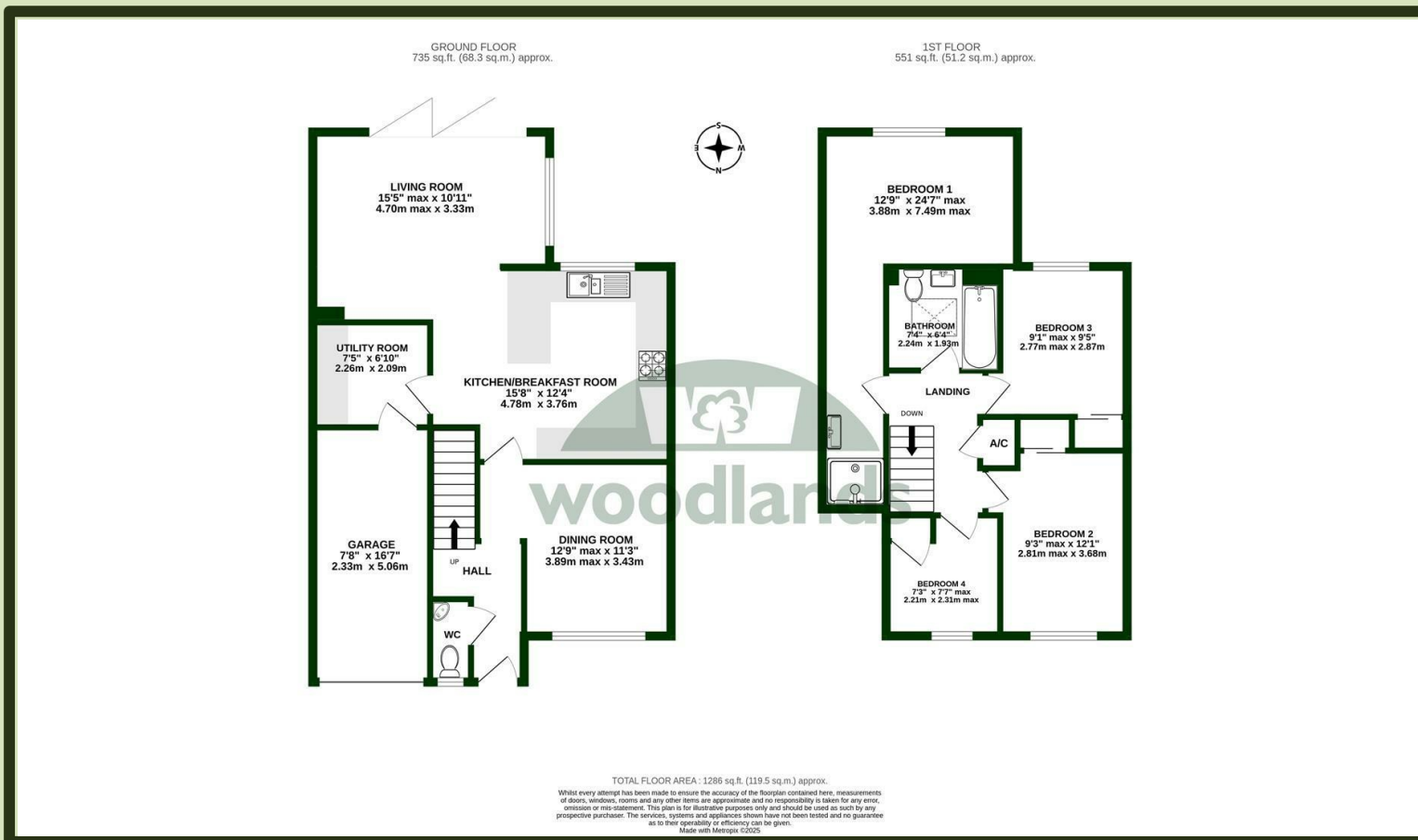
**DRIVEWAY PARKING FOR 2 CARS**

**GARAGE 7'08" x 16'07" (2.34m x 5.05m)**

**REAR GARDEN**



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**LOCATION:** Southwater is a thriving village with the benefit of excellent infant and junior schools. The village centre boasts free parking, a Co-Operative Supermarket, Post Office, Library, Doctor and Dental Surgeries. The picturesque Country Park with café, paths and lakes is also within easy reach and has access to the 'Downs Link'. There is excellent road and rail access. The nearby town of Horsham offers a main line Station with services to Gatwick and London Bridge/Victoria, or alternatively, Christ's Hospital railway station is 3 miles distant along quiet country lanes with free parking in the lane which approaches the station. There are good national road links with the A24/A264 providing access to the M23/M25 motorway network.

**DIRECTIONS:** From Horsham proceed in a southerly direction along the Worthing Road (B2237). At the Hopoast roundabout take the second exit and at the next roundabout take the second exit, following the signs into Southwater Village. Go straight ahead at the 2 small roundabouts and straight ahead at the traffic lights, passing The Village Surgery on your left hand side. Keep going straight, passing The Topsy Fox pub on your right. Continue along this road which turns into Mill Straight, passing the turning for Shipley Road on your right hand side. Take the next right into Andrews Road. Treetops is then the first turning on the right.

**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.

**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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**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**

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

**NOTE:** whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.