



Set within the ever-popular village of Southwater, this attractive three-bedroom detached home offers a wonderful opportunity for buyers to modernise and shape a property to their own style, all while enjoying a peaceful, semi-rural setting just moments from the heart of the village. A short stroll brings you to a range of everyday conveniences including shops, cafés, leisure facilities and a library, while families are particularly well served by highly regarded local schools. For a broader selection of amenities, the thriving market town of Horsham is only a short drive away, offering excellent transport links into London and beyond, alongside easy access to major road networks and Gatwick Airport.

Inside, the home welcomes you with a bright entrance hallway leading to all principal ground floor rooms, including a convenient cloakroom. The spacious lounge/dining room is a real highlight, filled with natural light from a charming bay window and offering versatile living and entertaining space, flowing seamlessly into a delightful conservatory that overlooks the garden. The separate kitchen is well laid out with ample storage and direct garden access, presenting exciting potential for those looking to create a contemporary open-plan arrangement (subject to the usual consents).

Upstairs, three well-proportioned bedrooms include two generous doubles, with the principal benefitting from fitted wardrobes, all served by a stylish, modern shower room, but previously accommodated a full bath.

Outside, the property continues to impress with a private rear garden featuring a patio ideal for entertaining, a raised lawn and established planting, while a detached garage and driveway to the front provide practical off-road parking.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

DOOR TO:

ENTRANCE HALL

CLOAKROOM 6'02" x 3'0" (1.88m x 0.91m)

LIVING/DINING ROOM 9'10" x 24'0" (3.00m x 7.32m)

CONSERVATORY 9'09" x 8'02" (2.97m x 2.49m)

KITCHEN 7'04" x 11'09" (2.24m x 3.58m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'06" x 11'04" (3.20m x 3.45m)

BEDROOM TWO 10'06" x 10'06" (3.20m x 3.20m)

BEDROOM THREE 6'06" x 8'01" (1.98m x 2.46m)

SHOWER ROOM 6'04" x 5'05" (1.93m x 1.65m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

GARAGE 8'07" x 15'05" (2.62m x 4.70m)

REAR GARDEN

NO ONWARD CHAIN



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