



Downsview Road, Horsham, West Sussex, RH12 4PF



woodlands



Positioned in a quiet, residential cul-de-sac in a popular location that is ideal for families, with excellent walks, and school options close by, this superbly extended and beautifully presented detached family home offers up to five bedrooms and an outstanding open plan living space that undoubtedly provides the property's real wow-factor. Thoughtfully redesigned and significantly enhanced by the current owners, this exceptional home combines stylish contemporary finishes with versatile accommodation, creating a perfect setting for modern family life.

The heart of the home is the impressive kitchen, dining area and lounge, a wonderfully bright and sociable space designed for both everyday living and entertaining. Flooded with natural light from large windows, French doors and roof lights, it seamlessly connects the indoors with the garden. Underfloor heating extends throughout the ground floor, which also includes a welcoming entrance hall, a modern shower room, a versatile study or family room that could easily serve as a fifth bedroom or guest suite, a practical utility room and access to the integral garage.

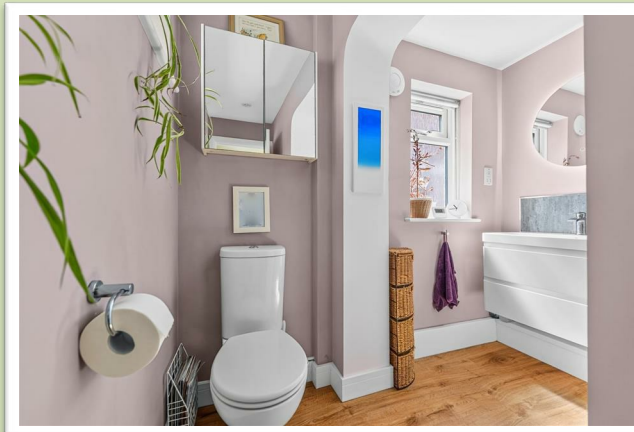
Upstairs, a spacious landing leads to four generous double bedrooms, including an excellent principal bedroom with fitted wardrobes, all complemented by a contemporary family bathroom. The flexible layout caters perfectly for growing families, those working from home or buyers seeking multi-generational living, with well-proportioned accommodation throughout.

Outside, the property continues to impress with driveway parking for two vehicles, along with ample unrestricted on-road parking for visitors, and a beautifully landscaped rear garden, offering a high degree of privacy. Designed for both relaxation and entertaining, the secluded outdoor space features an attractive stone resin patio with brick borders, complemented by an electric awning that extends over the patio to provide shade and shelter when desired. There is also mature planting, a useful garden shed for storage, and a leafy backdrop, creating a peaceful extension of the home.



Positioned within a quiet residential cul-de-sac on the highly regarded north-eastern side of Horsham, the property enjoys easy access to excellent local schools, picturesque countryside walks and the vibrant town centre. It is also within a short walk of bus routes providing direct services to Horsham town centre and Gatwick Airport. Horsham's superb range of shops, cafés and restaurants, together with direct rail services to London, convenient road links and proximity to Gatwick Airport, make this a fantastic location for families and commuters alike.

Having been extensively improved to an exceptional standard, this is a rare opportunity to acquire a stylish and highly adaptable family home where the emphasis is firmly on space, comfort and modern living.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

BEDROOM FIVE/FAMILY ROOM 16'5" x 8'7" (5.00m x 2.62m)

OPEN PLAN KITCHEN/LIVING/DINING AREA 34'3" x 22'4" (10.44m x 6.81m)

UTILITY ROOM 8'9" x 7'3" (2.67m x 2.21m)

SHOWER ROOM 8'0" x 7'5" (2.44m x 2.26m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'7" x 10'5" (3.84m x 3.18m)

BEDROOM TWO 12'7" x 9'1" (3.84m x 2.77m)

BEDROOM THREE 11'3" x 8'8" (3.43m x 2.64m)

BEDROOM FOUR 10'2" x 8'9" (3.10m x 2.67m)

FAMILY BATHROOM 7'4" x 5'5" (2.24m x 1.65m)

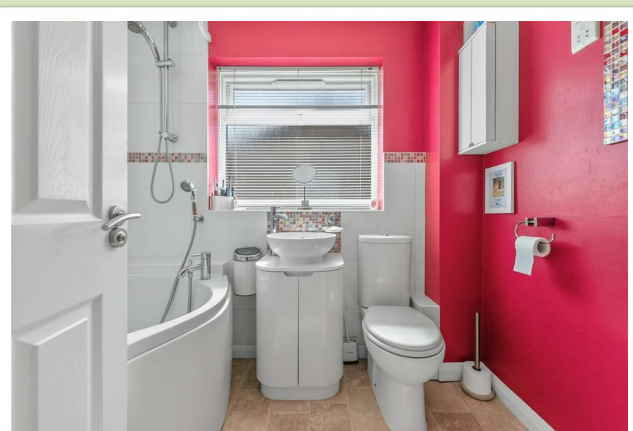
OUTSIDE

FRONT GARDEN

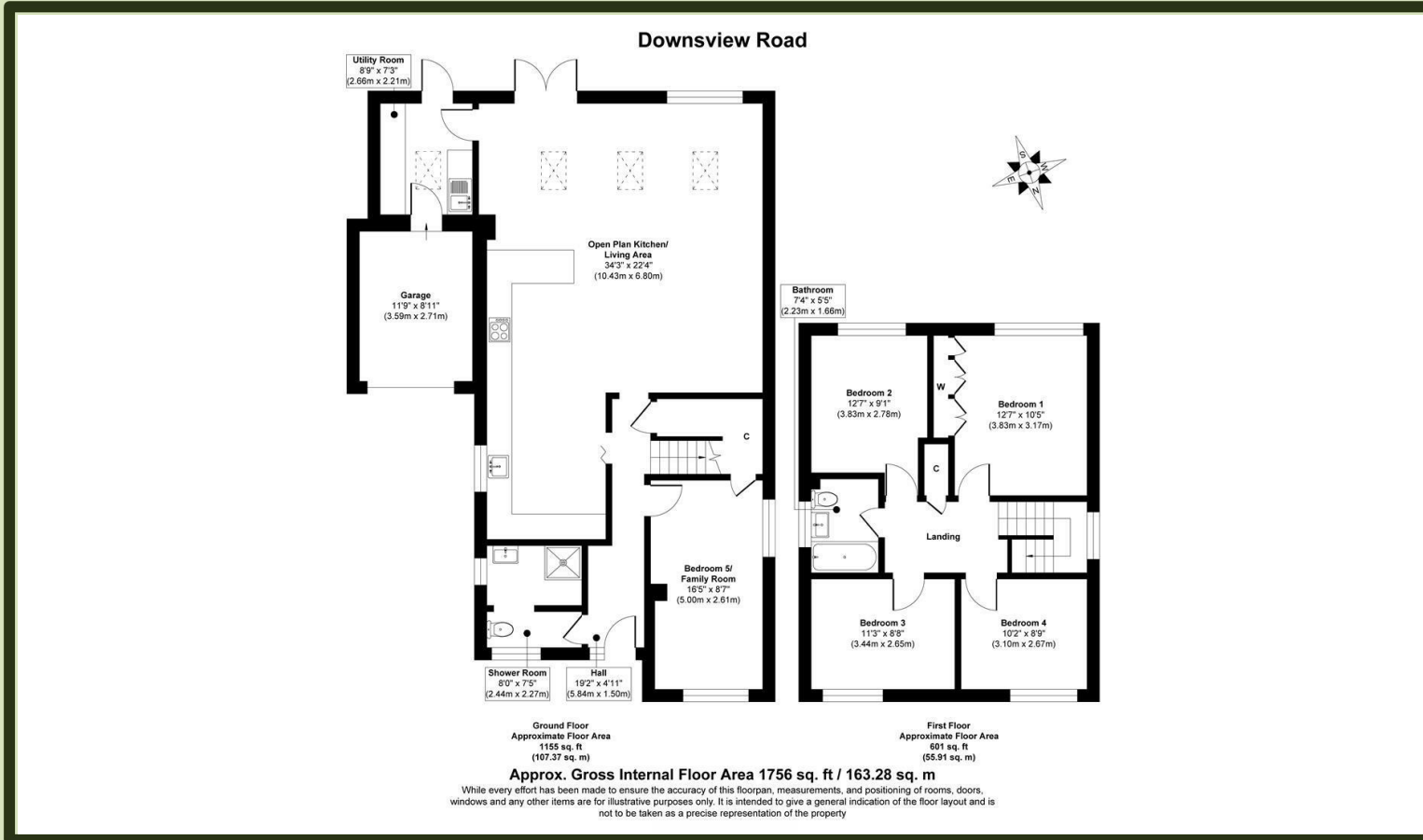
OFF ROAD DRIVEWAY PARKING

GARAGE/STORE 11'9" x 8'11 (3.58m x 2.72m)

REAR GARDEN



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)



LOCATION: Downsview Road is situated in a popular residential area offering good access for local shops, schools and Littlehaven Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick.

The Historic Market Town of Horsham provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. There are also two mainline railway stations within the town, both with direct links to Gatwick and London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham Town centre go straight ahead at the traffic lights into North Street and at the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road and at the next roundabout take the third exit, following the signs to Crawley. Proceed to the traffic lights, and go straight ahead. Continue past the church on the left hand side then take the second turning on the left into Lambs Farm Road. Take the first right into Brushwood Road where Downsview Road can be found first turning on the left.

COUNCIL TAX: Band F.

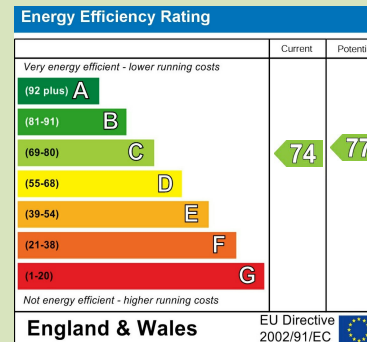
EPC Rating: C.

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 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.



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